

**RESOLUTION
OF CHERRY PARK OWNERS ASSOCIATION, INC. ("Association")
REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE
ENFORCEMENT**

SUBJECT: Adoption of a policy regarding the enforcement of covenants and rules and procedures for the notice of alleged violations, conduct of hearings and imposition of fines.

PURPOSE: To adopt a uniform procedure to be followed when enforcing covenants and rules to facilitate the efficient operation of the Association.

AUTHORITY: The Declaration, Bylaws, Articles of the Association, and Colorado law.

EFFECTIVE

DATE: January 1, 2006

RESOLUTION: The Association hereby adopts the following procedures to be followed when enforcing the covenants and rules of the Association:

1. Reporting Violations. Complaints regarding alleged violations may be reported by an owner or resident within the community, a group of owners or residents, the Association's management company, if any, Board member(s) or committee member(s) by submission of a written complaint.

2. Complaints. (a) Complaints by Owners or residents shall be in writing and submitted to the Board of Directors. The complaining owner or resident shall have observed the alleged violation, the alleged violator, if known, and set forth a statement describing the alleged violation, when the violation was observed and any other pertinent information. Written complaints may be submitted anonymously, or if requested by the complainant, the Board request that his/her name be kept confidential. Non-written complaints, or written complaints failing to include any information required by this provision, may not be investigated or prosecuted at the discretion of the Association. (b) Complaints by a member of the Board of Directors, a committee member, or the manager, if any, may be made in writing or by any other means deemed appropriate by the Board if such violation was observed by the Director or manager.

3. Investigation. Upon receipt of a complaint by the Association, if additional information is needed, the complaint may be returned to the Complainant or may be investigated further by a Board designated individual or committee. The Board shall have sole discretion in appointing an individual or committee to investigate the matter.

4. Warning Letter. If a violation is found to exist, a warning letter shall be sent to the Violator explaining the nature of the violation. The violator will have ten (10) days from the date of the letter to come into compliance, or as otherwise determined by the Board or committee at its sole and absolute discretion for projects which may take longer than ten (10) days to complete.

5. Enforcement. If the violation is not cured within ten (10) days from the date of the Warning Letter, or as otherwise provided by the Board/Committee, then the Board/Committee may pursue any and all legal remedies available to cause the cure, specifically including, but not limited to court action, and if any such action is required, the Association shall seek reimbursement of all costs and expenses incurred by the Association, including legal fees, expert witness fess and court costs.

6. Other Enforcement Means. The use of this process does not preclude the Association from using any other enforcement means.
7. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
8. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
9. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
10. Amendment. This policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association effective January 1, 2006, and in witness thereof, the undersigned has subscribed his/her name.

CHERRY PARK OWNERS ASSOCIATION, INC.
a Colorado nonprofit corporation

By: 
President