

GREENBROOK TOWNHOUSE ASSOCIATION, INC.
Adoption and Amendment of Policies, Procedures, and Rules Policy

The following procedures for the adoption and amendment of policies, procedures and rules were adopted by the Board of Directors of Greenbrook Townhouse Association, Inc. ("Association") pursuant to C.R.S. § 38-33.3-209.5, at a regular meeting of the Board of Directors.

Effective Date: 03/08/2017


NOW, THEREFORE, IT IS RESOLVED that the following procedures shall apply to the Association's policy, procedure and rule-making authority:

1. Pursuant to Article II, Section 2.02.B of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greenbrook Townhouses ("Declaration") and Article VII, Section 7.1 of the Amended and Restated Bylaws of Greenbrook Townhouse Association, Inc. ("Bylaws"), the authority to adopt and amend policies, procedures, rules and regulations lies with the Board of Directors of the Association (herein referred to as "Board").
2. The Board, having determined that an issue affects the community for which a policy, procedure, or rule would be beneficial, and having discussed reasonable approaches to address the issue, may adopt a policy, procedure or rule in the reasonable discretion of the Board by any method authorized by the Association's governing documents or pursuant to Colorado law.
3. For purposes of this procedure, the Board will take reasonable steps to avoid adopting a policy procedure or rule that is contrary to Federal, State or local law or the Association's governing documents. Notwithstanding the foregoing, the rule or policy may further regulate, clarify, modify or elaborate on express provisions in the Association's governing documents. The Board will exercise reasonable care to balance the Association's interests with the interests of the individual Owners.
4. The policy, procedure, rule or regulation shall be effective upon adoption and mailing of a copy to same to all Owners, in accordance with Section 2.02.B. of the Declaration. Pursuant to the Association's Records Inspection Policy, all duly adopted rules, and policies may be inspected by Owners.
5. An Owner's failure to receive the policy, procedure, rule or regulation shall not be a defense to the Association's ability to enforce the policy, procedure, rule or regulation or to levy fines, expenses or attorneys' fees as a result of a violation of the policy, procedure, rule or regulation.
6. This Policy shall replace and supersede all previous policies, rules, and regulations regarding the subject matter of this Policy.

7. In the event that a court of competent jurisdiction finds any portion of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.

The undersigned hereby certifies that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 8 day of March, 20 17.

GREENBROOK TOWNHOUSE ASSOCIATION, INC.

By: 
Blanche V. Smith 3-9-17
(Print Name) (Print Title)