

Village Nine Filing 3 and 4 Homeowners Association, Inc.
Resolution 2025-01

**RESOLUTION RE: ADOPTION OF ASSOCIATION POLICIES, PROCEDURES,
RULES AND REGULATIONS**

WHEREAS, pursuant to the Colorado Common Interest Ownership Act ("CCIOA"), particularly C.R.S. § 38-33.3-209.5(1)(b)(I-VIII), planned communities must adopt responsible governance policies, procedures, and rules and regulations concerning: (i) collection of unpaid assessments; (ii) handling of conflicts of interest involving board members; (iii) conduct of meetings; (iv) enforcement of covenants and rules; (v) inspection and copying of association records; (vi) investment of reserve funds; (vii) procedures for the adoption and amendment of policies, procedures, and rules; and (viii) procedures for addressing disputes arising between the association and unit owners; and

WHEREAS, pursuant to CCIOA, particularly C.R.S. § 38-33.3-302(1)(a-q), associations have the authority to adopt and amend rules and regulations, in addition to exercising any other powers necessary and proper for the governance and operation of the association; and

WHEREAS, Village Nine Filing 3 and 4 Homeowners Association, Inc. (the "Association") is a planned community that falls within the jurisdiction of CCIOA; and

WHEREAS, the Association desires to come into compliance with CCIOA by adopting responsible governance policies, procedures, and rules and regulations; and

WHEREAS, the Association has the power to adopt, publish, and amend policies, procedures, rules and regulations as provided for in CCIOA; and

WHEREAS, the pursuant to Article VI, Section 3(a) of the Bylaws of the Association (the "Bylaws"), every act and decision made by a majority of the Board of Directors in which a quorum is present at a duly held meeting shall be regarded as an act of the Board; and

WHEREAS, pursuant to Article VI, Section 4 of the Bylaws, in the absence of a meeting, the Board of Directors have the right to take any action they could have taken at a meeting by obtaining the written approval (including e-mail) of all of the Directors.

NOW, THEREFORE, be it resolved by the unanimous vote of the Board of Directors of the Association that:

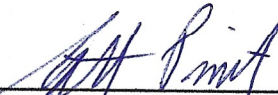
1. The Association adopts its Policy Regarding Collection of Unpaid Assessments, in the form of the attached and incorporated **Exhibit 1**.
2. The Association adopts its Policy Regarding Conflict of Interest of Board Members, in the form of the attached and incorporated **Exhibit 2**.

3. The Association adopts its Policy Regarding Conduct of Meetings, in the form of the attached and incorporated **Exhibit 3**.
4. The Association adopts its Policy Regarding Procedure for Enforcement of Governing Documents and Schedule of Fines, in the form of the attached and incorporated **Exhibit 4**.
5. The Association adopts its Policy Regarding Record Requests and Retention, in the form of the attached and incorporated **Exhibit 5**.
6. The Association adopts its Policy Regarding Investment of Reserve Funds, in the form of the attached and incorporated **Exhibit 6**.
7. The Association adopts its Policy Regarding Adoption and Amendment of Bylaws, Rules, Regulations, and Policies, in the form of the attached and incorporated **Exhibit 7**.
8. The Association adopts its Policy Regarding Disputes Between the Association and Members, in the form of the attached and incorporated **Exhibit 8**.
9. The Board is authorized to execute and adopt Exhibits 1-8, and cause the newly adopted policies, procedures, rules and regulations to be published and delivered to Members of the Association.

ADOPTED AND APPROVED this 29 day of August, 2025.

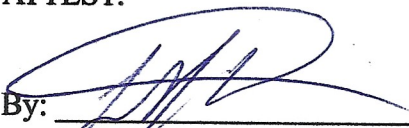
VILLAGE NINE FILING 3 AND 4 HOMEOWNERS
ASSOCIATION, INC.

By: _____


Matt Pinnt, President

ATTEST:

By: _____


Jeff Childers, Secretary