

Spruce Island Townhomes Homeowners Association Dispute Resolution Policy

Adopted March 1, 2014

The Colorado Common Interest Ownership Act, Section 38-33.3-124, (1) (a) (1) encourages protocols that use mediation or arbitration as alternatives to, or preconditions upon, the filing of a complaint between a unit owner and the association in situations that do not involve an imminent threat to peace, health, or safety. This Section also requires a written policy setting forth procedures for addressing disputes between the association and unit owners.

The Spruce Island Townhome Homeowners Association dispute resolution policy is to first require each party to attempt to resolve a dispute through verbal and/or written communications, taking into consideration conforming to the Association Declaration, By-Laws, Articles of Incorporation and Rules and Regulations.

Any controversy between the Association and owners, or between owners, may submit to mediation by agreement of the parties prior to the commencement of any legal proceeding.

Should a dispute not be resolved by either of the actions above, or disputing parties not agree to mediation, all disputes shall be resolved through binding arbitration under the Uniform Arbitration Act, in lieu filing a legal suit.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Spruce Island Townhome Homeowners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association by unanimous consent of the Board of Directors on March 1, 2014, and in witness thereof, the undersigned has subscribed his name.

SPRUCE ISLAND TOWNHOME HOMEOWNERS ASSOCIATION, INC.,
A Colorado non-profit corporation

By: _____
Ron Generio President

