

Casolar del Norte Homeowners Association
Dispute Resolution Policy

Effective Date: August 20, 2015

Pursuant to Colorado law, the Board of Directors of the Association desires to adopt a policy to address procedures for the resolution of disputes behalf of the Association.

The Association hereby adopts the following policies and procedures for the resolution of disputes.

1. Alternative Dispute Resolution Procedures: The Board of Directors encourages alternative dispute resolution methods to avoid litigation such as negotiation and mediation. The Association encourages Members with disputes to resolve such disputes without court proceedings. The Association will take reasonable steps to facilitate negotiation or mediation between Members, but will have no responsibility for any costs incurred by the parties to the dispute resolution process. For any step in the dispute resolution process, the parties are not waiving their right to employ legal counsel at their own expense to assist them.

A. Required Dispute Resolution Procedure: Prior to the filing of any arbitration or lawsuit against the Association, the Board of Directors, or any officer, director or manager of the Association, a Member must request and attend a hearing with the Board of Directors. Any such request must be in writing and shall be mailed hand delivered or e-mailed to the Board President. The Member, in such request and at the hearing, must make a good faith effort to explain the grievance to the Board and resolve the dispute in an amicable fashion, and shall give the Board a reasonable opportunity to address the Member's grievance. Upon receiving a request for a hearing, the Board shall give notice to the Owner of the date, time and place of the Hearing, to be scheduled not less than 14 days or more than 45 days after receipt of such request. If the dispute cannot be resolved, the parties may use the discretionary mediation procedure set forth below. but shall not be required to do so.

B. Discretionary Dispute Resolution Procedures: The procedures set forth below may be used in disputes between Owners. The Board of Directors, in its sole discretion, may utilize the procedures set forth below to resolve disputes with Owners prior to filing litigation or arbitration.

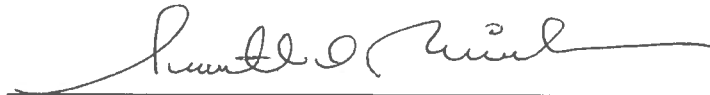
- (a) Negotiation: A request for dispute resolution by negotiation may be initiated by a Member or the Association. Any such

request shall be in writing, stating the nature and details of the dispute and shall be mailed to the other party. If both parties agree to negotiate, a meeting shall be held between the parties to begin a good faith attempt to negotiate a resolution, not less than 14 days or more than 45 days of receipt of such request, unless otherwise extended by written agreement. Through negotiation, the parties will communicate directly with each other in an effort to reach an agreement that serves the interest of both parties. Should the dispute pertain to property issues, each party will be granted the right to inspect the alleged defects or problems at a time convenient to everyone involved.

- (b) Mediation: If the dispute is not resolved by negotiation, any party may request in writing that the issue be submitted to mediation. If the parties agree to mediate the dispute prior to seeking other remedies, they shall participate in good faith in the mediation. The role of the mediator is to facilitate further negotiation between the parties. The mediator will not have power to decide how to resolve the dispute but will use recognized, accepted mediation techniques to assist the parties in making that decision. The mediator shall be selected by a consensus of the parties involved within 14 days of the receipt of the request. Any cost of mediation will be shared equally among the parties unless they and the mediator agree otherwise.

IN WITNESS WHEREOF, the undersigned certify that this Dispute Resolution Policy was adopted by resolution of the Board of Directors of the Association on this 20th day of August , 2015.

Casolar Del Norte Homeowners Association, by



President

Attest



Secretary