

RIVERSIDE PLACE OWNERS' ASSOCIATION, INC.
POLICY FOR ALTERNATIVE DISPUTE RESOLUTION

Adopted 8/6, 2011

The following procedures have been adopted by the Riverside Place Owners' Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a special meeting of the Board of Managers.

Purpose: To adopt a policy setting forth the procedures for addressing disputes arising between the Association and its Members.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy for alternative dispute resolution:

1. Written Dispute. Any dispute arising between the Association and any of its Members should be submitted to the Board in writing by the Board or the Member(s) in the dispute for consideration at a Board meeting that said Member(s) shall be entitled to attend. Said meeting shall be scheduled, as best as possible to accommodate the Member(s)'s schedule. This mediation process shall occur only after the Notice, Hearing and Enforcement procedures have been completed.
2. Exempt Claims. Any action for the collection of any assessment or any other charge due shall be exempt from the provisions of this Policy; provided, however, a dispute about the validity or proper adoption of any assessment, special assessment or other charge shall be subject to this Policy.
3. Mediation. If resolution of the dispute is not achieved through a dialogue between the Board and the Member(s) involved, then the dispute shall be submitted to a mediation service. The Board and said Member(s) shall mutually agree to the mediator. The cost of the mediation service shall be equally divided between the Association and said Member(s). Mediation shall be non-binding, but shall be engaged in good faith.
4. Legal Recourse. If mediation is refused by said Member(s), or if mediation is unsuccessful in resolving the dispute, then any available legal recourse may be pursued by the Association and/or said Member(s) in order to seek resolution of the matter. The Association may file a lawsuit to preserve any claim which might be lost due to the applicable statute of limitation; provided, however, the Association shall then stay the lawsuit until mediation has been completed as provided herein.

Riverside Place Owners' Association, Inc.

By: Randy Glover
Randy Glover, President

Attest:
Norman Stoller
Norman Stoller, Secretary

This Policy for Alternative Dispute Resolution was adopted by the Board of Managers at a special meeting held on the 6 day of AUGUST, 2011, for that purpose; and effective the 6 day of AUGUST, 2011, and is attested to by the Secretary of the Riverside Place Owners' Association, Inc.



Norman Stoller, Secretary