

**RESOLUTION  
OF THE  
ALPINE MOUNTAIN RANCH ASSOCIATION  
REGARDING POLICY AND PROCEDURE FOR  
DISPUTES ARISING BETWEEN THE ASSOCIATION AND LOT OWNERS**

**SUBJECT:** Adoption of a policy and procedure for disputes arising between the Association and Lot Owners

**PURPOSE:** To adopt a policy regarding the Association's procedures for addressing disputes between the Association and Lot Owners

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law

**EFFECTIVE DATE:** August 22, 2023

**RESOLUTION:** The Association hereby adopts the following Policy and Procedures:

1. Any dispute between the Association and a Lot Owner or Lot Owners shall be submitted to mediation prior to the commencement of any legal proceeding except for a dispute regarding the payment of regular or special assessments.
2. The mediation agreement, if one is reached, may be presented to the court as a stipulation. Either party to the mediation may terminate the mediation process without prejudice. The costs of the mediation shall be split equally between the parties, but the mediator may make the payment of the reasonable attorney's fees of the other party a condition of any stipulated mediation agreement.
3. If either party subsequently violates the stipulation, the other party may apply immediately to the court for relief.

**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of Alpine Mountain Ranch Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Executive Board, at a duly called and held meeting of the Executive Board on August 22, 2021 and in witness thereof, the undersigned has subscribed his name.

**ALPINE MOUNTAIN RANCH ASSOCIATION,**  
a Colorado non-profit corporation

By: \_\_\_\_\_  
Its: President

Attest: \_\_\_\_\_  
Its: Secretary