

The Falls Village Homeowners Association Policies and Procedures

as required by C.R. S. 38-33.3-209.5

The following Policies and Procedures were adopted by the Board of Directors of the Falls Village Homeowners Association ("the Association") pursuant to Colorado Revised Statute ("C.R.S.") 38-33.3-209.5.

OWNER INITIATED INSURANCE CLAIMS

The following Policy shall apply to all Owner initiated insurance claims against the Association policy(s).

- a. A unit owner may file a claim against an Association insurance policy like a named insured if:
 1. The unit owner has contacted the Board of Directors in writing, and in compliance with any applicable association policies and procedures of owner initiated insurance claims about the claim's subject matter.
 2. The unit owner has given the association at least fifteen(15) days to respond in writing, and, if requested, has given the association's agent a reasonable opportunity to inspect the damage, and
 3. The subject matter of the claim falls within the association's insurance responsibilities.
- b. The association's insurer shall not consider unit owner requests for clarification of coverage when determining premiums.

In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Declaration of Covenants, Conditions, Restriction, and these listed "Policies & Procedures", such provisions of the Articles, Bylaws and the Declaration of Covenants shall take precedence and supersede any provisions of these "Policies & Procedures."

In the event a Court of competent jurisdiction finds a provision of any of these Policies and Procedures void or otherwise unenforceable, the other provisions shall remain in full effect.

Approved by the Board of Directors of the Falls Village Homeowners Association after a 30 day review of the membership.

Carol Day - Pres. Date 10/27/09
Linda Myron Vice Pres Date 10/29/09
Verona Spilberte - Sec'y Date 10/27/09

Date _____