

# Valley Meadows North

## Covenant Enforcement Policy and Procedure Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV) in Conjunction with the Association's Covenants, Codes & Restrictions Section 21

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for the Irrigation Maintenance of the Association.

### 1. Scope:

This Policy shall be used to enforce rules for the Maintenance and Operation of the Association's Irrigation System and/or Drainage Canal.

### 2. Maintenance:

- Each spring on a date determined by the Board of Directors, the irrigation canal shall be maintained by the Owners of the Association. Notification shall be given in advance.
- If any Owner/s cannot provide maintenance services in the form of labor on the day in question, the Board have resolved:
  - i. Any Owner/s can send a representative in their stead to perform the work required to maintain the irrigation system and/or drainage canal.
  - ii. If no one is available as a proxy, the Association shall charge the Owner/s \$25.00 to be added to the Owner/s ledger.
- Each Owner/s is responsible for contacting the Board of Directors or the Association's Managing Agent at least 7 days in advance if the Owner or Proxy is unable to perform the work of maintenance on the scheduled date. The Association shall hire a worker/s to perform the work, which will be paid through this charged maintenance fee to the Owner's unable to attend the working event.

### 3. Specifics:

Owners are responsible for any fees that may be levied against their property due to non-compliance of this policy.

Non-payment of fees will fall under the Dues Collection Policy.

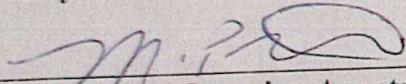
Voting rights will be suspended for any Owner who in violation of this policy.

- ### 4. Definitions:
- Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

5. **Supplement to Law:** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
6. **Deviations:** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
7. **Amendment:** The Board of Directors may amend this procedure from time to time.

**President's Certification:** The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Valley Meadows North Association

  
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President or Managing Agent:

Effective Date: 3-22-22