

Shadow Run Townhomes Homeowners Association

POLICY No. 010-2020: GENERAL PROVISIONS

Adopted prior to December 31, 2007; last amended 3/31/2021

The following Policy has been adopted by the Shadow Run Townhomes Homeowners Association ("the Association"), pursuant to the provisions of C.R.S. §38-33.3-209.5, the Project Documents and The ACT, at a regular meeting of the Board of Directors ("the Board"). Additional policies, procedures, rules and regulations may exist separately.

PURPOSE: The purpose of this Policy is to adopt General Provisions that govern all policies.

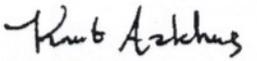
NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Policy governing the general provisions of all Association Policies and these Association Policies may be amended from time-to-time by the Board of Directors as set forth in Policy SRTHA-008-2020.

- A. Definitions.** As used in all Association Policies, capitalized terms shall have the same meanings as defined in the Declarations.
- B. Supplement to Law.** The Association Policies set forth in the adopted resolutions, SRTHA-001-2020 through SRTHA-010-2020, shall be in addition to the terms and provisions of the Declaration, Articles of Incorporation, Bylaws, Restrictions, Rules, Regulations and applicable Colorado law.
- C. Enforcement.** Upon certification, the Board shall give notice of the adoption of the Policy to all Owners of the Association. Notice to the Owners shall be by any reasonable method as determined by the Board. Any Owner's failure, to notice or gain access to the new Policy, shall not be a defense against any attempt by the Association to enforce the new Policy, levy fines, and recover costs and/or attorneys' fees as a result of a violation of the new Policy.
- D. Conflicts.** The Policies adopted by the Association are supplemental to the Project Documents and the ACT. In the event of a conflict between the provisions of this Policy and the Declaration, the Declaration shall control. In the event of a conflict between this Policy and the ACT, the ACT shall control.
- E. Severability.** The provisions of this Policy shall be independent and severable. The invalidity of any one or more of the provisions of this policy by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which shall remain in full force and effect.

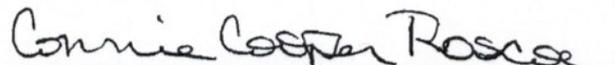
PRESIDENT'S CERTIFICATION:

The undersigned, being the President of Shadow Run Townhomes Homeowners Association, a Colorado non-profit corporation, certifies that the foregoing Resolution, amending and codifying Policy III, was introduced as Policy No. 010-2020 for first reading at a duly called and held meeting of the Board on May 6, 2020. Policy No. 010-2020 was presented for a second, final reading and adopted at a duly called and held meeting of the Board on March 31, 2021. Policy No. 010-2020 is hereby certified as adopted by the Board on March 31, 2021 and in witness thereof, the undersigned has subscribed their names and titles in performance of their duties as officers of:

Shadow Run Townhomes Homeowners Association, Inc., a Colorado non-profit corporation.



Knut Aakhus, President



Connie Cooper, Secretary