

VINTNER'S FARM SUBDIVISION  
POLICY REGARDING ADOPTION AND AMENDMENT OF  
BYLAWS, RULES, REGULATIONS, AND POLICIES

Pursuant to the Colorado Common Interest Ownership Act, (CCIOA), homeowners' associations are to adopt certain policies regarding various issues. The following policy relates to the adoption and amendment of the Association Bylaws, policies and rules and regulations which are to be part of the governance of the subdivision.

1. The Board of Directors may adopt, amend, modify or revoke any part of the Bylaws or any policy, rule, or regulation, or any part thereof, that is contrary to law, or that is necessary to insure compliance with the law, or that the Board deems is in the best interests of the members of the Association for their health, welfare and benefit without a vote of the members. It shall be the responsibility of the Board of Directors to draft such Bylaws, policies, rules or regulations. Any member of the Association may submit a written request to the Board that new Bylaws, or a policy, rule or regulation be adopted, or that new Bylaws or an existing policy, rule or regulation be amended, modified or revoked. Upon such a written request, or upon its own decision, the Board shall call a special meeting of the Board as soon as practicable to discuss the proposed policy, rule or regulation or amendment thereto, not to exceed 30 days from receipt of a request from a member.

2. Any new Bylaw, policy, or rule or regulation may be adopted, amended, modified or revoked by a vote of a majority of the voting Board members eligible to vote on a matter, provided that a quorum exists.

3. Upon the adoption by the Board, such Bylaw, policy, or rule or regulation shall be published to the members of the Association in a timely manner. The Bylaw, policy, rule or regulation shall not become effective until so published, unless an emergency exists. The Board will follow all other requirements relating to amendments to the Declaration as required by law, such as obtaining approval by 67% of the Owners on any amendment.

Adopted on FEB 16, 2011

Amy Reed  
Secretary