

The Bridges at Black Canyon Owners Association
Election, Voting, Proxy/Ballot Policy and Procedure
Pursuant to C.R.S. §38-33.3-310

BE IT RESOLVED, that the Association shall follow procedures for Election/s of the Master Association Board, whereby more than one Member is nominated in their district to serve on the Master Association Board of Directors (herein referred to as "the "Board"). The composition of the Board shall be in accordance with Section 4.4 of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Bridges at Black Canyon.

1. **Scope.** To adopt a procedure and policy to be followed for the election of Members to the Board in the Master Association.
2. **Specifics.** The vote for Member candidates shall automatically be conducted via a secret ballot when any election is contested by more than one candidate in a district.
3. **Good Standing.** In order to be eligible to vote in an election, the Member must be in good standing in accordance with the Declaration, Bylaws and governing documents of the Association.
4. **Director Eligibility.** In order to be eligible to run as a candidate for the Board, a Member must be a natural person, over the age of eighteen (18), or if the Member is an entity, an authorized agent of the entity. The Member must also be in good standing in accordance with the Association's governing documents. The candidate must also be eligible to represent the district for which they are running.
5. **Nominations.** Absent the formation of a nomination committee, nominations for the Board shall be made at a Member meeting, typically at the Annual Meeting. All Members will check in upon arrival at the Meeting where a vote is conducted to determine that they are in good standing and to determine which district they are eligible to vote in. Members can only vote if there is a vacant seat on the Board for their district.
6. **Proxies.** Proxies held by Members shall be filed with the Secretary and/or appointed agent or committee of the Association prior to the commencement of the Annual Meeting, and/or at the meeting at which an election occurs. All individuals holding a proxy for another Member will sign in and acknowledge their status and submit appropriate documents—completed proxy—at check-in, filing the same with the Secretary and/or appointed agent or committee of the Association. Proxy holders will then receive the appropriate number of ballot/s to vote for the election. Prior to the commencement of any meeting, any electronic proxies must be printed and turned in at check-in, allowing for verification of Member good standing and their eligibility to vote, and for which district/s

they can vote for.

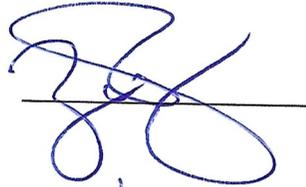
7. **Secret Ballot.** Election to the Board shall be taken by secret written ballot for all contested seats/positions/districts.
8. **These rules shall establish the criteria for contested election/s:**
 1. Secret ballot shall automatically go into effect for all contested election/s.
 2. The ballot shall be printed by the Association and shall include the following:
 - The Name of the Association;
 - The Voting District;
 - A ballot with a unique ballot number assigned (this will be obtained at check-in)
 - If Owner has multiple lots/units, they will be provided with same number of ballots owned with unique numbers assigned;
 - Proxy holders for absent Members will be provided with one ballot for each proxy held and a separate vote for each will be required;
 - A line to write in the name of the candidate and/or a blank space for write-in nominations;
9. **Voting District/s defined in Exhibit A. Counting of Ballot/s:** Ballots shall be counted by a committee of not less than three volunteers (the "Election Committee"). Such volunteers shall be Members of the Association, who are appointed, in a fair manner, by the Board, the Managing Agent or meeting chair, as determined by the Board via a simple majority vote.
10. **Election Committee Formation.** The Election Committee is to be appointed prior to Meeting where a vote occurs. Volunteers on the Committee shall serve at the discretion of the Board. Election Committee volunteers cannot accept nominations to serve on the Board.
11. **Confidential Information.** Private information located on proxy/ballot shall not be shared or posted publicly. The results of a vote taken by secret ballot shall be reported without reference to the names, addresses, or other identifying information of unit owners participating in such vote.
12. **Role of the Management Company.** The Association's hired Manager or Management Company ("Managing Company") shall have access to all Ballot/s to ensure transparency, but they shall not disclose private information recorded on the ballot/s. The Managing Agent shall have knowledge of the total number of votes per district written on them. The Management Company shall ensure and protect all private

and confidential information of the Members.

13. **Ineligible Vote/s.** The Election Committee shall scrutinize the validity of each ballot and shall reject/invalidate a ballot if the Member is ineligible or if the ballot has not been completely filled out in accordance with the Association's governing documents.
14. **Runoff Election in case of Tie Vote:** If an election results in a tie, the revote shall commence within 45 days of the initial election meeting. Only those candidates who tied shall take part in the runoff election. The Election Committee shall oversee the runoff election in conjunction with the Managing Agent, where applicable. The Board shall determine the date of the runoff election and when ballots must be returned to the Association and/or Managing Agent. A new Ballot will be sent by mail to all the Members in the relevant district/s. Once the Association and/or Managing Agent receives the ballots, the Election Committee shall count all the votes at least three times to determine the result of the runoff election:
 - Any Member who was ineligible to vote during the first election shall remain ineligible to vote in the runoff election;
 - Member/s can only vote in the district in which they own Lot/s;
 - One vote per Lot shall be counted. At this time, split/merged/fractional Lot/s cannot be counted separately or used for accumulative voting. A Member must pay full dues per Lot for a vote to be counted;
 - The Election Committee shall deliver the results to the Managing Agent within 72 hours of the election deadline, unless it falls on a holiday and then results shall be delivered within 24 hours after any state/federal holiday;
 - The Election Committee or Managing Agent will then notify the Board, followed by all Candidates who took part in the election, and finally, the results of the elections will be posted online or communicated publicly by means decided by the Board—online, email or hard copy posted in a public space or delivered to the Members in the effected district.
15. **Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.
16. **Supplement to Law:** The provisions of this Resolution shall be in addition to and supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
17. **Deviations:** The Board may deviate from the procedures set forth in this Resolution if, in its sole discretion, such deviation is necessary under the circumstances in order to enforce general concepts contained herein and in accordance with the Association's governing documents.
18. **Amendment:** The Board 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.

President:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Date:

10/31/25



District 1 - Pink	Redcliff Circle, Fortress Circle, Wildhorse Circle, Sleeping Bear Road, Torrence Drive, Shavano Circle, Bridges Circle, Bridges Loop { Filing 2, Filing 4 & Blocks 1100, 1100A, 1900, 2000 }
District 2 - Blue	Painted Wall Lane, Bear Lake Drive, Fellows Way, Rim Rock Circle, Chimney Rock Circle, East Stone Bridge Drive { Filing 1 & Blocks 500, 1700, 2200, 2300, 2400, 2500, 2600 }
District 3 - Orange	Signature Ridge Lane, Signature Ridge Court, West Stone Bridge Drive, Osborn Way, Warner Way { Blocks 2700, 2800, 2900, 3000, 3100 }
District 4 - Purple	Bear Dance Drive, Escalante Way, East Oak Grove, Buckskin Trail, Tomichi Drive, Bridges Circle { Blocks 600, 700, 800, 900, 1000, 1400, 1500, 1600 }
District 5 - Golf Course	

Block 2100
(33 Units)