

**RESOLUTION  
OF THE  
NORTH STAR OWNERS ASSOCIATION  
RESPONSIBLE GOVERNANCE POLICIES AND PROCEDURES**

- SUBJECT:** Adoption of policies and procedures for the Association regarding the following:  
I. RESERVE FUND POLICY  
11. ASSOCIATION RECORDS  
111. COVENANT AND RULE ENFORCEMENT  
IV. CODE OF CONDUCT/CONFLICTS OF INTEREST  
V. CONDUCT OF MEETINGS  
VI. COLLECTION OF UNPAID ASSESSMENTS  
VII. ADOPTION OF RULES, POLICIES, PROCEDURES OR GUIDELINES  
VIII. COMPLIANCE POLICIES  
IX. DISPUTE RESOLUTION
- PURPOSES:** To comply with Colorado law (See also the Colorado Common Interest Ownership Act (CCIOA) which may be reviewed at the website set forth on the attached Addendum).
- AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association which together with all Association Rules and Policies are referenced as the "Governing Documents". (See also the CCIOA which may be reviewed at the website set forth on the attached Addendum).
- EFFECTIVE DATE:** January 1, 2006
- RESOLUTION:** The Association hereby adopts the following Policies and Procedures subject to:
- . **Definitions:** Unless otherwise defined, initially capitalized or terms defined in the Declaration shall have the same meaning.
  - . **Supplement to the Law:** The provisions of this Resolution shall supplement the provisions of the Declaration and the law of the State of Colorado governing the Project.
  - . **Deviations:** The Board of Directors may deviate from any provision of this Resolution if in its sole discretion such a deviation is reasonable under the circumstances.
  - . **Amendment** The following policies may be amended from time to time by the Board of Directors