

**THE NOBLE PARK HOMEOWNERS ASSOCIATION**  
**ADOPTION OR AMENDMENT OF POLICIES AND RULES**  
Adopted Sep 5, 2023

The following procedures have been adopted by The Noble Park Homeowners Association (the "Association") pursuant to the provisions of C.R.S. § 38-33.3-302, at a regular meeting of the Board of Directors.

**Purpose:** To adopt a policy setting forth procedures for the adoption and amendment of policies, procedures, and rules.

1. Scope. Pursuant to the Association's governing documents, including without limitation, the Declaration, Bylaws, and Articles of Incorporation (collectively, the "Governing Documents") and C.R.S. § 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association (the "Board"). The Board may adopt certain Rules as may be necessary to facilitate the efficient operation of the Association, including clarification of ambiguous provisions in other documents. The Board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the owners and solicit their input regarding any new or existing Rule.
2. Drafting Procedure. The Board shall consider the following in drafting Rules:
  - (a) Whether the Governing Documents or Colorado law grants the Board the authority to adopt such a Rule;
  - (b) The need for such Rule based upon the scope and importance of the issue and whether the Governing Documents adequately address the issue; and
  - (c) The immediate and long-term impact and implications of the Rule.
3. Adoption of a Rule. When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so at a regular meeting of the Board. The adoption of a Rule shall be listed on the agenda for the Board meeting prior to adoption. Any Owner who wishes to comment on the proposed Rule shall be afforded such opportunity may attend the meeting before the Board votes on such proposed Rule. For each individual action to adopt, amend or repeal a Rule, a majority of the Board must vote in the executive session and the vote must be recorded in the meeting minutes.
4. Adoption Procedure. Upon adoption of the Rule, a notice of the Policy shall be provided to all Owners by any reasonable method as determined by the sole discretion of the Board, including but not limited to posting on the Association's website.
5. Policy Book. The Board of Directors shall keep copies of any and all adopted Rules in a book designated as a Rules Book. The Board may further categorize Policies, Procedures, Rules and Regulations, Resolutions and Guidelines, but shall not be required to do so.
6. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and conditions of the Declaration and the law of the State of Colorado.
7. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
8. Amendment. This Rule may be amended from time to time by the Board of Directors.

9. Waivers. Any Owner's failure to receive any Rule adopted by the Board is not a defense to any attempt by the Association to enforce the Rule or to levy fines, expenses, or attorney's fees as a result of a violation of the Rule.

The Noble Park Homeowners Association

By: Mike C/SZ  
President

This Policy Regarding the Adoption and Amendment of Policies and Rules was adopted by the Board of Directors on the 5<sup>th</sup> day of September, 2023, effective the 7<sup>th</sup> day of September, 2023, and is attested to by the Secretary of The Noble Park Homeowners Association.

Carol C/SZ Secretary  
9/7/23