

FOXTAIL PINES OWNERS ASSOCIATION
POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES ,
PROCEDURES, AND RULES

Adopted August 1, 2026

The following policy has been adopted by Foxtail Pines Owners Association (“Association”) pursuant to the provisions of C.R.S. 38-33.3-209.5, at the annual meeting of the members of the Association.

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

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing adoption and amendment of policies, procedures, and rules:

- I. Pursuant to the Association’s governing documents, the authority to create, adopt, enforce, and amend policies, procedures, rules and regulations (hereinafter collectively referred to as a “Rule”) lies with the Board of Directors of the Association.
- II. When the Board, in the exercise of its discretion, determines that a Rule is appropriate, it shall adopt the Rule whether at a meeting of the Board or by written consent in lieu of a meeting, or by any other method authorized by the Association’s governing documents or pursuant to Colorado law. Notwithstanding the foregoing, a Rule shall not alter or amend a provision of the Association’s Declaration of Covenants, Restrictions, Easement, Charges and Liens for Foxtail Pines. A Rule should clarify and enhance the existing provisions of said Declaration. In order to amend the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Foxtail Pines, the proposed amendment must comply with Section 23 of said Declaration and the applicable provisions of the Colorado Common Interest Ownership Act, as said Act may be amended.
- III. The Board shall then publish the Rule by any reasonable means available, including but not limited to posting the Rule on its website, if any, by email, mail, newsletter, or personal delivery. The Rule, along with all other Rules of the Association shall be available for inspection and copying of Association records. The Board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the Members and solicit their input regarding any new or existing Rule.
- IV. Any Member’s failure to receive the Rule shall not be a defense to any attempt by the Association to enforce the Rule or to levy fines, expenses, or attorneys’ fees as a result of a violation of the Rule.

Foxtail Pines Owners Association

By:

Spencer Thomas, President

Attest

Jim Dietvorst, Secretary

This policy was adopted by the Board of Directors at the annual meeting of the members of the Association held on the 1st day of August, 2026, for that purpose; and is effective the 1st day of August, 2026, and is attested to by the Secretary of Foxtail Pines Owners Association.

Jim Dietvorst, Secretary