

**POLICY OF TIMBER CREEK TOWNHOMES ASSOCIATION
REGARDING ALTERNATIVE DISPUTE RESOLUTION (ADR)**

SUBJECT: Adoption of a procedure regarding alternative dispute resolution.

PURPOSE: To adopt a standard procedure to be followed for alternative dispute resolution.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

**EFFECTIVE
DATE:**

10-7-2025

RESOLUTION: The Association hereby adopts the following Policy regarding Alternative Dispute Resolution ("Policy"):

In the event of any dispute between Owners concerning a party wall, the Owners shall resolve the dispute according to the provisions of Article IV.

In the event of any dispute involving the Association and an Owner, the Owner is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation. If the Owner requests to meet with the Board, the Board shall make a reasonable effort to comply with the Owner's request.

Except for with respect to Article IV of the Declaration, nothing in this Policy shall be construed to require any specific form of alternative dispute resolution, such as mediation or arbitration, or require the parties to meet. Neither the Association nor the Owner waives any right to pursue whatever legal or other remedial actions available to either party.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Timber Creek Townhomes Association, a Colorado nonprofit corporation, certifies the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on 10-7-2025 and in witness thereof, the undersigned has subscribed their name.

Timber Creek Townhomes Association, a
Colorado nonprofit corporation

By:



Its: President