

**THE VINEYARDS AT VISTA SAN JUAN HOMEOWNERS ASSOCIATION I
POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES,
PROCEDURES AND RULES**

Adopted by the Board of Directors: September 15, 2026

Effective: November 1, 2026

The following Policy has been adopted by **The Vineyards at Vista San Juan Homeowners Association I**, a Colorado nonprofit corporation (Association), pursuant to the provisions of the Colorado Common Interest Ownership Act (CCIOA), C.R.S. § 38-33.3-101 et seq., at a regular meeting of the Board of Directors (Board) for the benefit of the Association and its owners or members (Owner(s)).

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 the adoption and amendment of policies, procedures, and rules:

1. Pursuant to the Association's governing documents and C.R.S. § 38-33.3-302, the authority to create, adopt, enforce, amend, and repeal policies, procedures, rules, and regulations (collectively referred to as a Rule or Rules) lies with the Board.
2. When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended, or repealed, as appropriate, it shall do so by resolution either at a duly noticed general or special meeting of the Board or by any other method authorized by the Association's Governing Documents or pursuant to Colorado law. No Rule shall be adopted during an executive session of the Board.
3. The Board shall then give at least thirty (30) days' prior notice of the adoption, amendment, or repeal of any Rule in writing by email or first class mail, postage prepaid, to each Member of the Association, or shall publish the Rule by any reasonable means available, including posting the Rule on the Association website, by email, by newsletter, or by personal delivery before any such adoption, amendment, or repeal of the Rule may become effective. The Rule, along with all other Association Rules, shall be available for inspection and copying in accordance with the Association's Inspection and Copying of Records Policy.
4. The Board has the right, but not the obligation, prior to adopting, amending, or repealing any Rule, to conduct a separate informational meeting of the Owners and solicit their input regarding any such Rule.

5. Notwithstanding the foregoing, the Board may forego the notice requirements of paragraph 3 if the Board reasonably determines that compliance with paragraph 3 is not practical given an emergent threat to public health or safety.
6. The provisions of this Policy shall supplement and be in addition to the terms and provisions of the Declaration and the law and the State of Colorado governing the Association.
7. The Board reserves the right, from time to time, to amend or repeal this Policy, subject to any limitations placed on the Board in the Governing Documents or by law.
8. Unless otherwise defined in this Policy, capitalized terms shall have the same meaning ascribed by the Declaration.
9. This Policy supersedes and replaces prior policies adopted by the Board dealing with the subject matter herein.

The Vineyards at Vista San Juan
Homeowners Association I

By: /s/ Brad Hauger

Brad Hauger
President

This Policy was adopted by the Board of Directors on September 15, 2026, effective November 1, 2026, and it is attested to by the Secretary of The Vineyards at Vista San Juan Homeowners Association I.

/s/ Margaret McCaffrey

Margaret McCaffrey, Acting Secretary

Conformed copy. The signed original, dated September 15, 2026, is on file with the Association and available to any Owner on request.