

**POLICIES, PROCEDURES, RULES AND REGULATIONS
OF
CURCHARA PASS RANCH PROPERTY OWNERS' ASSOCIATION**

Effective June 28th, 2014

Acting on the authority granted by Article III, Section 1(b) of the Bylaws and Section 302(a) of the Colorado Common Interest Ownership Act, the Board of Directors of Cuchara Pass Ranch Property Owners' Association (the "Association") has adopted the attached Exhibits as policies (and/or rules) to address matters that are not specifically detailed in the governing documents, including procedures for the enforcement of those documents.

The governing documents of the (which are collectively referred to as the "Governing Documents" and/or as the "*Association Documents*") are as follows:

- Declaration of Protective Covenants for Cuchara Pass Ranch recorded in Book 899 beginning at Page 109 of the records of Las Animas County;
- Amendment to that document recorded in Book 899 beginning at Page 806 of the records of Las Animas County;
- Declaration of Protective Covenants for Cuchara Pass Ranch recorded on October 21, 1993, at Reception No. 9298 of the records of Huerfano County;
- Bylaws of Cuchara Pass Ranch Property Owners' Association (the "*Bylaws*"); and
- Any policies, procedures, rules or regulations, including without limitation any design guidelines or community standards adopted by the Association's Board of Directors ("*Rules*").

These materials can all be found at the website at cucharapassranchpoa.org .

All Owners and occupants shall strictly comply with the Association Documents, which are incorporated herein by this reference. The Association's Board of Directors (the "*Board*") shall have the power to enforce the Association Documents and to amend these Rules from time to time. If any doubt or questions shall arise concerning the true intent or meaning of any of the Governing Documents, the Board shall determine the proper construction of the provision in question, and shall have authority to set forth in a written statement the meaning, effect and application of the provision. These determinations will thereafter be binding on all parties so long as that interpretation is not arbitrary or capricious, and they may be included as additional Exhibits and may also be filed for record with the Clerk and Recorder of Las Animas and Huerfano Counties.

Technical irregularities or defects in any correspondence or notices, or other failure to strictly comply with the policies set forth in the attached Exhibits shall not invalidate the proceedings or any fine or sanction imposed by the Board, unless that error directly and materially affects the rights of the Owners. These policies adopted by the Association shall be liberally construed to accomplish prompt, effective enforcement of the Association Documents.

Index of Policies/Procedures:

- Exhibit A: Assessment Collection
- Exhibit B: Meetings
- Exhibit C: Conflicts of Interest
- Exhibit D: Alternative Dispute Resolution
- Exhibit E: Covenant Enforcement Policy
- Exhibit F: Investing Reserve Funds
- Exhibit G: Records
- Exhibit H: Policy and Rulemaking Procedure
- Exhibit I: Reserve Study Policy