



1. Authority

- (a) The Board of Directors of Pine Cone Acres Homeowners Association, Inc. (the “Association”) shall have the authority to adopt Policies and Procedures (hereinafter collectively referred to as “Policies”) to the extent they do not conflict with the Declaration of Protective Covenants, Articles of Incorporation, and By-laws of the Association in order to interpret, supplement and/or enforce said governing documents, or to comply with the Colorado Common Interest Ownership Act (CCIOA).

2. Board Resolves Questions of Construction

- (a) If any doubt or questions shall arise concerning the true intent or meaning of any of those governing documents the Board of Directors (the “Board”) shall determine the proper construction of the provision in question, and shall 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 it is not arbitrary or capricious, and they may be filed for record with the Clerk and Recorder of El Paso County.

3. Open Meetings

- (a) The Board shall adopt Policies at Board meetings which are open to attendance by Owners. The Board shall take comments from the Owners in public session; the Board may then go into Executive Session as part of the deliberation process, the Board must come back into open meeting for the final vote to adopt a Policy.

4. Notice to Owners

- (a) In any case where the Board is adopting a new or amended Policy, the Board may give notice to the Owners by mail, or email as appropriate, plus posted on the website. Any new or revised Policy shall be posted on the website and the Board shall announce same in the Association’s newsletter, or by email, mail or hand delivery to the Owner. Any Owner who desires any amendment to or the adoption of a Policy shall submit the request in writing to the Board, and the Board may proceed as it determines to be in the best interest of the Association.

The Board may review this Policymaking Procedure Policy and update as needed.

PINE CONE ACRES HOMEOWNERS ASSOCIATION, INC.

Adopted this 22nd day of September 2014