

**POLICY  
OF LOMA LINDA SUBDIVISION HOMEOWNERS ASSOCIATION  
REGARDING PROCEDURES FOR ADOPTION OF RULES, REGULATIONS, OR  
STANDARDS BY THE ARCHITECTURAL CONTROL COMMITTEE**

**SUBJECT:** HOA Board adoption of a procedure to be followed by the Architectural Control Committee (ACC) when the ACC adopting Rules, regulations or standards (hereinafter "ACC RR & S") regarding the interpretation of the HOA covenants.

**PURPOSE:** To adopt a standard procedure to be used by the ACC in adopting and publishing ACC RR&S as required by the Bylaws of the Association and to afford the HOA Board and Owners an opportunity to provide input and comments on such ACC RR&S prior to adoption.

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

**EFFECTIVE  
DATE:**

September 10, 2019

**RESOLUTION:** The Association hereby adopts the following procedures to be followed ACC in adopting and publishing ACC RR&S:

1. Governing Body Authority: The Covenants of the Association provide that the ACC shall approve all buildings, fences, walls or other structures as to compliance with the Covenants and as to harmony of external design and location in relation to surrounding structures and topography. The Bylaws of the Association provide that the ACC shall adopt and publish rules, regulations and standards governing the construction of any fence, dwelling or other structure to be built or erected on properties in the subdivision.
2. Scope. As set forth in the Bylaws, the ACC may, from time to time, adopt certain Rules, Regulations and Standards as may be necessary to facilitate the efficient enforcement of the Covenants, including the clarification of ambiguous provisions in other documents, or as may be required by law. In order to encourage Owner participation in the development of such ACC RR&S and to insure that such ACC RR&S are necessary and properly organized, the ACC shall follow the following procedures when adopting any such ACC RR&S.
3. Drafting Procedure. The ACC shall consider the following in drafting the Policy:
  - (a) Whether the governing documents or Colorado law

grants the ACC the authority to adopt such rules, regulation or standards;

- (b) The need for such ACC RR&S based upon the scope and importance of the issue and whether or not the governing documents adequately address the issue; and
  - (c) The immediate and long-term impact and implications of the Rules, Regulations and Standards.
4. Notice and Comment. The possible adoption of every such ACC RR&S shall be listed on the agenda for the ACC meeting prior to adoption by the ACC and any Owner who wishes to comment on the proposed Policy shall be afforded such opportunity at the meeting in compliance with Colorado law.
  5. Adoption Procedure. Prior to the formal adoption of any ACC RR&S, a draft version of the proposed ACC RR&S shall be provided to all Owners by any reasonable method as determined by the sole discretion of the Board, including but not limited to posting on the Association's website, bulletin Board and/or notice by email. Owners shall have until the next regularly scheduled ACC meeting, but not less than thirty days to review such draft ACC RR&S. The final adoption of such draft ACC RR&S will be listed on the agenda for the upcoming ACC meeting. Any Owner who wishes to comment on the proposed Policy shall be afforded such opportunity at the meeting in compliance with Colorado law. If no objections are made, the ACC may formally adopt the ACC RR&S. If objections are made, and upheld, a revised draft of the ACC RR&S will be posted again for review.
  6. HOA Board Approval: All ACC Rules, Regulations and Standards must be approved by the HOA Board of Directors prior to implementation.
  7. Policy Book. The Board of Directors and the ACC shall keep copies of any and all adopted ACC RR&S in a book designated as a ACC Rules, Regulations and Standards Book. The Board of Directors may further categorize Policies, Procedures, Rules and Regulations, Resolutions and Guidelines but shall not be required to do so.
  8. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

9. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
10. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
11. Amendment. This Procedure may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of Loma Linda Subdivision Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on September 9, 2019 and in witness thereof, the undersigned has subscribed his/her name.

**Loma Linda Subdivision Homeowners  
Association, a Colorado nonprofit Corporation**

By: William Thomas  
It's President