

**SAN JUAN VISTA LANDOWNERS' ASSOCIATION, INC.
POLICY FOR DISPUTE RESOLUTION**

It is the policy of the Association to encourage the use of Alternative Dispute Resolution to resolve disputes between the Association and its Members.

This Policy is in compliance with Colorado Revised Statutes, §§38-33.3-209.5 and 38-33.3-124 and the Covenants, Articles of Incorporation and By-Laws of the Association.

Policy Procedures & Requirements:

In the event of a dispute between the Association and an Owner/Member, a request for dispute resolution may be initiated by either the Association or Owner/Member and the Owner/Member is invited and encouraged to meet with the Board to resolve the dispute informally and without the need for litigation. A request to meet with the Board must be in writing and must provide the nature and details of the dispute. Within fifteen (15) days of the receipt of the request for alternative dispute resolution, a meeting date will be agreed upon by both parties for the purpose of negotiating a resolution. Through good-faith negotiation, the parties will communicate directly with each other in an effort to reach an agreement that serves the interests of both parties. Nothing in this policy shall be construed to require any specific form of alternative dispute resolution, such as mediation or arbitration, although such processes may be utilized if agreed to by both parties to the dispute.

If the negotiation process does not resolve the dispute, the parties may pursue other options as they may mutually agree upon or they may independently move the matter to a more formal process, including, but not limited to, arbitration or litigation. The provisions of this policy shall be in addition to and in supplement to the terms and provisions of the Covenants, Articles of Incorporation and Bylaws, as well as the laws of the State of Colorado governing the subdivision.

The Board shall review this Policy annually. The Board may amend this Policy when such modification is deemed to be in the best interests of the Association.

END OF POLICY