DILLON PINES APARTMENT ASSOCIATION
ADOPTION AND AMENDMENT PROCEDURE

Effective Date: 12/1/06

In compliance with the Colorado Common Interest Ownership Act, the Board of Directors desires to adopt a uniform and systematic procedure to amend and adopt policies, procedures and rules.

The Association hereby adopts the following procedure for the adoption and amendment of policies, procedures, and rules:

1.   Definitions:

      A.   A policy is a course or principle of action adopted to guide the Board of Directors.

      B.   A procedure is an established or official way of conducting a course of action.

      C.   A rule is defined as a regulation or requirement governing conduct or behavior.

2.   Policies and procedures, in general, shall govern the activities of the Board of Directors in the operation of the Association.

3.   Rules, in general, shall govern the use of property within the community and the behavior of residents and/or their guests while in the community.

4.   The Board of Directors shall have the authority to adopt policies, procedures and rules to the extent they do not conflict with the Declaration, Articles of Incorporation, and Bylaws of the Association.

5.   The Board shall have authority to adopt and amend those policies and procedures which govern Association operation. Such policies and procedures shall be adopted at an open Board meeting and documented in the minutes or in a formal resolution.

6.   The Board may adopt rules and regulations regarding use of Common Elements and the operation, rental, use and occupancy of units. Prior to adopting final rules, the Board may send notice of a proposed rule to all owners and allow for a comment period. Rules, once adopted, shall be sent to all owners at least 5 days before the effective date.

IN WITNESS WHEREOF, the undersigned certify that the Amendment Procedure was adopted by resolution of the Board of Directors of the Association this _1st__ day of _____December_____, 2006.

                                DILLON PINES APARTMENT ASSOCIATION, a Colorado nonprofit corporation,

                                By: ____George Harrison_____
                                Its: President

ATTEST:

By: ____Kevin Lovett_____