

**RESOLUTION OF STAGESTOP OWNERS ASSOCIATION,  
REGARDING DISPUTE RESOLUTION POLICY**

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The following procedures have been adopted by Stagestop Owners Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5 at a regular meeting of the Board of Directors.

Purpose: To provide a more efficient means of resolving disputes or claims involving the Association and/or the Association's governing documents and to reduce the costs and fees associated with dispute resolution.

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-124, encourages common interest communities to adopt protocols that make use of mediation in resolving disputes between the Association and one or more unit owners.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing the resolution of disputes:

1. Dispute Resolution Procedures. Except as otherwise provided in this policy, the following procedures will be followed in all disputes or claims involving the Association and/or the Association's governing documents.

A. Prior to proceeding with any claim, the party asserting the claim ("Claimant") shall give written notice of such claim to all opposing parties ("Respondent"), which notice shall state plainly and concisely:

- (i) the nature of the claim, including all persons involved and Respondent's role in the claim;
- (ii) the legal or contractual basis of the claim (i.e. the specific authority out of which the claim arises);
- and
- (iii) the specific relief and/or proposed remedy sought.

B. After the Respondent receives the notice of claim, the parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the claim by good faith negotiation.

C. If the parties do not resolve the claim through negotiations within sixty (60) days after submission of the claim to the Respondent, either party may initiate enforcement action as provided in the Association's Enforcement Policy and the Declaration of Protective Covenants.

D. Any settlement of the claim through negotiation shall be documented in writing and signed by the parties.

2. Exclusions. Unless all parties to the actions outlined below otherwise agree, the following disputes or claims shall not be subject to the provisions of this policy, and the Association may proceed with any means of enforcement available to it:

A. An action by the Association relating to the collection or enforcement of the obligation to pay Assessments or other charges set forth in the Association's governing documents; and

B. An action by the Association to obtain a temporary restraining order or preliminary or permanent injunction (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to enjoin any immediate threat to persons or property; and

C. Any action to enforce a settlement agreement made under the provisions of this policy.

3. Interaction with Enforcement Policy. It is not the intent of this policy to supersede any of the provisions of the Association's Enforcement Policy. Nor is the intent of this policy to require the Association to follow the procedures set forth herein before having the ability to bring enforcement action or impose fines or other sanctions under the Enforcement Policy.

STAGESTOP OWNERS ASSOCIATION, INC. (a Colorado nonprofit corporation)

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By: *Lynda F Clay (electronic signature)*  
**Lynda F. Clay, Stagestop Board of Directors - President**

This policy was adopted by the Board of Directors on the 10 day of June, 2017 and is attested to by the Secretary of Stagestop Owners Association, Inc.

By: *Virginia Skeffington (electronic Signature)*  
**Virginia Skeffington, Stagestop Board of Directors - Secretary**