

**GRANBY RANCH RESIDENTIAL ASSOCIATION  
ALTERNATIVE DISPUTE RESOLUTION POLICY AND PROCEDURE**

Adopted February 20, 2008

The following Policy and Procedure has been adopted by the Board of Directors ("Board") of Granby Ranch Residential Association ("Association") pursuant to Colorado statutes, for encouragement of alternative dispute resolution practices.

Alternative Dispute Resolution. Finding that the cost and delay of litigation is often an inefficient means of resolving disputes within the community, the Association wishes to encourage the resolution of disputes through alternatives to litigation. The Association hereby adopts the following alternative dispute resolution policies and procedures:

1. With respect to disputes between Owners, the Association encourages the parties to seek remedies through procedures other than litigation, such as negotiation, facilitation, mediation or arbitration.
2. Except as provided in Section 3, when the Association is involved in a dispute with one or more Owners, the Board, in its sole discretion, may elect to engage in alternative dispute resolution (including negotiation, facilitation, mediation or arbitration), if this is agreed to by all the parties to the dispute. However, under no circumstances shall the Association be required to participate in any alternative dispute resolution proceeding.
3. Exceptions. Notwithstanding the above, the Association shall not engage in alternative dispute resolution for the following actions, conditions or circumstances:
  - (a) any suit by the Association for recovery of one or more installments of unpaid assessments and other amounts due to the Association;


- (b) any suit by the Association to obtain a temporary restraining order, injunction or such other ancillary relief as the court may deem necessary to preserve the Association's ability to act under and enforce the provisions of the Governing Documents;
- (c) any suit exclusively between Owners, in which the Association is not a Party; or in any suit between Owners in which the Association has been named as a defendant; or in any suit between Owners in which the Association has chosen to intervene;
- (d) any suit in which the statute of limitations will expire within less than six (6) months. However, although not obligated, the Association may agree to engage in alternative dispute resolution that is conducted simultaneously to litigation;
- (e) under the circumstance where litigation is ongoing the Association shall not be required to engage in alternative dispute resolution procedures for new claims that may arise in conjunction with the litigation.

**SECRETARY'S**

**CERTIFICATION:**

The undersigned, being the Secretary of Granby Ranch Residential Association, a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board February, and in witness thereof, the undersigned has subscribed his/her name.

**GRANBY RANCH RESIDENTIAL ASSOCIATION,**  
a Colorado non-profit corporation

By:  \_\_\_\_\_  
Secretary