

**Soda Springs Ranch Homeowners Association
Adoption & Amendment of Policies, Procedures, & Rules
September 16, 2006**

These Responsible Governance Policies have been adopted by the Board of Directors of the Soda Springs Ranch Condominium Association, Inc. (the "Association") pursuant to and in compliance with the requirements of C.R.S. 38-33.3-209.5 and other provisions of the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101 *et seq.* ("CCIOA"). The policies and procedures set forth below are not intended to revoke, supersede or modify any provisions of the Condominium Declaration for Soda Springs Ranch Condominiums, the Articles of Incorporation and Bylaws of the Association, or any other rules and regulations adopted by the Board of Directors of the Association, as the same now exist or may hereafter be amended (herein collectively referred to as the "Governing Documents"). Rather, these Policies are intended to summarize and supplement applicable provisions of such Governing Documents in order to provide a convenient reference for Owners, Directors and other interested parties with respect to the governance and operation of the Association. In the event of any conflict or inconsistency between the provision of the Governing Documents and these Policies, the Governing Documents shall control. Any failure by the Board or any officer or agent of the Association to follow the policies and procedures set forth herein shall not give rise to any liability, forfeiture or waiver on the part of the Association or any Director, officer or agent thereof, nor shall it relieve any Owner of responsibility for payment of assessments or other charges payable by such owner, nor shall it be an excuse for any violation of the provisions of the Governing Documents by any Owner.

In accordance with 38-33.3-209.5 (b) (VII), Responsible Governance Policies (SB100), the following policy is outlined regarding procedures to adopt and amend SSR policies, procedures, and rules:

1. Procedures to adopt and amend SSR policies, procedures, and rules will be processed as outlined in Paragraph 19 of the Condominium Declaration for SSR and Paragraph 7 of the Bylaws. The Board will consider such things like the need for the Policies, prior history regarding the Policies, impact of the Policies in the community, and a verification of the authority to adopt such a policy in the governing documents or by law.
2. Amendments to the Condominium Declaration may be authorized by Owner approval and Board approval. The latter is minor in nature, and is clearly outlined in Paragraph 19.4 of the Declaration.
3. Owner proposed amendments to the Condominium Declaration can be submitted at any time to the HOA Board for review and approval. If the Board approves the amendment, it is then submitted to the owners by letter for review and approval prior to adoption. As outlined in Paragraph 19.1 of the Declaration, owner consent may occur at the annual meeting or by written approval from the owners. Proxy votes are authorized at the HOA annual meeting. At the annual HOA meeting, time will be allowed for owners to discuss the proposed amendment.

4. Based on the restated Condominium Declaration recorded October 12, 2002, approval of amendments by Owners at a meeting requires the affirmative vote of 2/3 of the Owners present in person or by proxy.
5. The Bylaws may be amended or repealed by the Board or the members according to the procedures outlined in Paragraph 7.1.
6. The House Rules may be amended, repealed, or added to by the HOA Board of Directors in accordance with Paragraph 17.1 of the Bylaws.
7. Once the Declaration or Bylaw amendment is approved by the owners, it will be submitted to Legal Counsel for review, appropriate format, and submission to the Grand County Clerk for filing.
8. Once approved and filed with the county, the amendment will be posted to the SSR web site and distributed to the owners by letter. A copy will also be sent to the SSR attorney and inserted in the Book of Policies maintained by the Managing Agent so that it is easily located.

Approved by the SSR Board of Directors

Date: September 16, 2006