

Resolutions
of the
Board of Directors
of
The Valley at Erindale Homeowners Association
(September 10, 2025)

A. Purpose.

The following resolutions are adopted to demonstrate compliance with the changes made to the Colorado Revised Statutes to promote responsible governance of homeowners associations.

B Authority.

1. Article 3.12 of the amended Bylaws of the Association provides that the Board has the power to "adopt and publish rules and regulations governing the subdivision and the use of the lots and tracts, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof."

2. The Colorado Common Interest Ownership Act (CCIOA) specifically grants the HOA the power to adopt or amend rules [CRS 38-33.3-302(1) (a)], and to impose reasonable fines for violations of the Declaration, Bylaws, and Rules and Regulations "after notice and opportunity to be heard" [CRS 38-33.3-209.5(1) (b) (IV)].

3. The CICOA and Section 204 of the Declaration of Restrictive Covenants provide that fines may become liens against the property of the violator and also provides for the foreclosure of those liens, including an award of attorney's fees and costs [CRS 38-33.3-316].

C. Resolutions

1. Be it Resolved that Two Resolutions by The Board of Directors Regarding Covenants Enforcement enacted, on AUG 03, 2009, are hereby rescinded.

2. Be it Resolved that all Policies, Procedures, Rules, and Regulations of the HOA be collected under a new title: Responsible Governance Documents. This set of documents will contain the current versions of the Policies, Procedures, Rules, and Regulations. These documents shall be made available to all HOA members.

3. Be it Resolved that the Policy for Covenants Enforcement and Fines be adopted this date.