

**Park River West Condominium Association, Inc.**  
**Policy for Governance Matters Under The**  
**Colorado Common Interest Ownership Act**

Adopted 7 July 2019, amended November 16, 2020, amended April 22, 2024

The following policies and procedures ("Policy") governing matters required by the Colorado Common Interest Ownership Act have been adopted as amended from time to time pursuant to C.R.S. 38-33.3-209.5 at a meeting of the Board of Directors.

**1. GENERAL**

A. Statutes Superior To All. The provisions of the Declaration and Bylaws of the Association are incorporated in this Policy by reference and govern for all purposes when not in conflict with the Colorado Common Interest Ownership Act, as it exists or may be amended, and the Colorado Revised Nonprofit Corporation Act, as it exists or may be amended. This Policy is subordinate to and shall only supplement the Declaration and Bylaws where they are otherwise silent. The provisions of this Policy shall be independent and severable. The declaration of invalidity of any one or more of the Policy provisions by court order or decree shall in no way affect the validity or enforceability of any other provision, which other provisions shall remain in full force and effect.

B. Sunset Provisions Nullified. These Miscellaneous Policies abrogate any prior temporary policy governing the subject and nullify any automatic termination date recited in the prior Temporary Policy.

**2. MISCELLANEOUS POLICIES**

A. Inspection and Copy of Records. Inspection and copying of Association records by Unit Owners shall be governed by the provisions of the Colorado Non-profit Corporation Act and the Declaration. In particular, the provisions of 38-33.3-317 are adopted and pursuant to subsection (2) Unit Owners are required to submit a written request, describing with reasonable particularity the records sought, at least ten days prior to inspection or production of the documents and the examination and copying times are limited to normal business hours. Production, examination and copying shall take place at the registered office of the Association.

B. Procedures for addressing disputes arising between the Association and Unit Owners. The provisions of Declaration Sections 25 and 26 together with any applicable provision in the Bylaws shall govern disputes between the Association and Unit Owners, EXCEPT in instances of when the Collection of Assessment Policy or the Policy for Enforcement of Declarations, Covenants and Rules, including Notice and Hearing Procedures and the Schedule of Fines would be applicable.

C. Amendment of Policies, Procedures and Rules. The Colorado Nonprofit Corporation Act and the Colorado Common Interest Ownership Act grant plenary authority to the Board to adopt and amend the Policies, Procedures and Rules of the Association.

Declaration Sections 3 and 8 invest the Board with express rule making powers for the use of general and limited common elements. In particular, Bylaws Article 6 sections 6.5.1 and 6.5.7 grants general rule making authority to the Board in addition to those granted by statute or the Declaration. The Board retains that authority, including the right to amend or vary the Policies, Procedures and Rules of the Association unless abrogated by act of the Membership or by statutory change.

D. Notice of Rules. The Minute Book of the Association kept by the Secretary of the Association will contain all the currently adopted Association Rules and the Association Rules will also be posted on the Association's website, if there is one.

Park River West Condominium Association, Inc.

By: \_\_\_\_\_  
Stewart Squires, President

Attest: *Carol Primdahl*  
Carol Primdahl, Secretary

This Policy for Governance Matters Under The Colorado Common Interest Ownership Act was adopted by the Board of Directors at a regular meeting held on the 7th day of July, 2019, effective the 7<sup>th</sup> day of July, 2019, amended 16 November 2020 and effective 16 November 2020, amended April 22, 2024 and effective April 22, 2024 and is attested to by the Secretary of the Park River West Condominium Association, Inc.