

**RESOLUTION OF THE BOARD OF DIRECTORS
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION ADOPTING POLICIES
AND PROCEDURES REGARDING ENFORCEMENT**

Trappers Crossing At Crested Butte Association, a Colorado nonprofit corporation (the "Association"), for the purpose of complying with C.R.S. § 38-33.3-209.5, hereby adopts the following responsible governance policies, procedures, and rules and regulations regarding enforcement. Unless otherwise defined herein, terms defined in the Declaration of Protective Covenants of Trapper's Crossing at Crested Butte as recorded in the real property records of Gunnison County, Colorado at Reception No. 419855, as amended (the "Covenants"), and the Association's Articles of Incorporation (the "Articles") and the Bylaws of Trappers Crossing at Crested Butte Association dated December 21, 1989, as amended (the "Bylaws") shall have the same meaning herein. This Resolution Of The Board Of Directors Trappers Crossing At Crested Butte Association Adopting Policies And Procedures Regarding Enforcement is referred to herein as the "Enforcement Policies" and supersedes and replaces that certain Resolution Of The Board Of Directors Trappers Crossing At Crested Butte Association Adopting Policies And Procedures Regarding Enforcement approved at the meeting held on April 9, 2015. The Declaration, Articles, Bylaws and all of the responsible governance policies, procedures, and rules and regulations of the Association shall hereafter be collectively referred to as the "Governing Documents."

Article 1: Enforcement of Covenants and Rules, Including Notice and Hearing Procedures and the Schedule of Fines – C.R.S. § 38-33.3-209.5(1)(b)(III)

1. All enforcement procedures shall comply with the Governing Documents and any applicable law.
2. In the absence of contrary procedures and provisions in the Governing Documents and the law, the procedures for enforcement of the Governing Documents through the levying of fines shall be as follows:
 - A. Prior to the imposition of any fines for any violation of any provision of the Governing Documents, it shall be the policy of the Association to attempt in good faith to contact in person or by telephone the Owner allegedly in violation. This good faith obligation is not intended to be a bar to any subsequent enforcement actions if such contact is not made and it is not a condition precedent. Failure to make such contact shall not, in any way, prevent the Association from enforcement of the Governing Documents.
 - B. If the matter is not resolved to the satisfaction of the Association through an initial in person contact, such Owner shall be provided with a written notice describing the alleged violation in sufficient detail to allow the Owner to determine the nature of the violation alleged. Such notice shall (1) set a deadline for compliance, (2) inform the Owner that the Owner may dispute that a violation exists and demand a hearing, and (3) set a deadline to demand a hearing. These deadlines shall be set by the Board of Directors in accordance with what the Board of Directors believes

to be reasonable under the circumstances taking into consideration the nature of the alleged violation. The deadline for compliance may be immediate. The deadline for demanding a hearing shall not be less than 10 business days from the date of the notice nor shall it be more than 30 business days from the date of the notice.

- C. Any Owner who requests a hearing as provided above shall be afforded a fair and impartial hearing before a hearing board comprised of individuals that are impartial decision makers. The Owner must be given an opportunity to be heard at the hearing. An individual is an impartial decision maker if the individual has the authority to make a decision on a claimed violation and does not have a direct personal or financial interest in the outcome of the hearing. A decision maker shall not be deemed to have a direct personal or financial interest in the outcome if the decision maker will not, as a result of the outcome, receive any greater benefit or detriment than will the general membership of the Association. The Board of Directors of the Association shall serve as the hearing board unless a particular member of the Board of Directors is disqualified because he or she is not an impartial decision maker, in which case the remainder of the Board of Directors shall select a replacement for that individual. The hearing board shall decide whether a violation exists, whether the Owner is the one who should be held responsible, and impose the applicable fine if a violation does exist. The hearing board may rule orally at the hearing or through a written document provided to the Owner within 30 days of the hearing.

3. The schedule of fines for violations shall be as follows:

A. First violation:	\$200.
B. Second violation:	\$300.
C. Third violation and all violations thereafter:	\$400.
D. Open burning violation:	\$5,000.

4. All fines are immediately due and payable when incurred. A fine becomes late if not paid within 30 days of being imposed and such late fines will bear interest at the rate of 18% per annum and shall become delinquent assessments. A violation that is continuing in nature will incur a new fine in the amount of \$200 each day that it persists beginning on the 5th calendar day after the date for compliance as set forth in the written notice described in 2. B. above. A violation is a continuing violation if it is of a nature that it may be stopped or remedied, in whole or in part, by an Owner, such as the parking of a prohibited R.V., erecting an unapproved dwelling, failing to maintain landscaping or failing to remediate unapproved landscaping.
5. The Association may at any time, pursue all other legal remedies available as provided by the Governing Documents and applicable law. The failure to enforce any provision of the Governing Documents or other applicable law, shall not be deemed a waiver of the right to do so for any subsequent violations. Any non-compliance with the Governing Documents by any Owner, tenant of an Owner, guest of an Owner, family member of an Owner, or invitee or licensee of an Owner, will be the responsibility of the Owner. The Association may pursue multiple remedies simultaneously, including without limitation

6. In the event of any inconsistencies between these Enforcement Policies and the other Governing Documents, the provisions in the other Governing Documents shall prevail unless otherwise required by the Colorado Common Interest Ownership Act.

Trappers Crossing At Crested Butte Association, a Colorado nonprofit corporation

By: Shweta Mehta, President