

RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Establishing Policies Regarding the Adoption of Policies and Procedures (“Policy”)

WHEREAS, Lupton Village Residential Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the Board may, from time to time, adopt certain policies as may be necessary to facilitate the efficient operation of the District, including the clarification of ambiguous provisions in other documents, or as may be required by law; and

WHEREAS, Section 32-1-903(2), C.R.S., requires the District to publish and post notice of the time and place of designated regular and special meetings on the District’s website (www.luptonvillagermd.com) at least 24 hours prior to the said meeting; and

WHEREAS, Section 24-6-402(2)(c), C.R.S., requires the District to publish and post all regular and special board meeting agendas at the District’s designated public posting location (www.luptonvillagermd.com) prior to each said meeting; and

WHEREAS, the District Board of Directors (“Board”) wishes to set forth its policy for adopting policies and procedures for purposes of complying with the Colorado Law and promoting transparency between the District and its constituents whom it serves;

WHEREAS, the Board desires to adopt this Policy.

NOW, THEREFORE, the Board hereby RESOLVES:

1. **Scope.** The Board may, from time to time, adopt certain Policies as may be necessary to facilitate the efficient operation of the District. For purposes of this Policy, the term “policy” or “policies” include policies, procedures, rules, regulations or guidelines.

2. **Drafting Procedure.**

The Board shall consider the following in drafting the Policy:

- A. Whether the governing documents or Colorado law grants the Board the authority to adopt such a Policy;
- B. The need for such policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue; and
- C. The immediate and long-term impact and implications of the policy.

3. **Adoption Procedure.**

Any proposed policy or policy amendment submitted to the Board for review and consideration shall be included on the regular or special board meeting agenda and posted on the District’s website 24 hours prior to the board meeting. In addition, prior to any such board meetings, any requests from the public for a copy of the proposed policy or policy amendment shall be promptly provided by the District’s Managing Agent.

Upon adoption of a policy, the policy or notice of such policy (including the effective date) shall be provided to all Owners of the Property, by any reasonable method as determined by the sole discretion of the Board, including but not limited to posting on the District’s website.

4. **Deviations.**

The District may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.

5. **Definitions.**

Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

6. **Supplement to Law.**

The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the District and Property.

7. **Severability.**

If any term, condition or provision of this Policy shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such term, condition or provision shall not affect any other provision contained in this Policy, the intention being that such provisions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Policy a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

ADOPTED this 14th day of September 2023.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

DocuSigned by:
Jeana Hughes
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Jeana Hughes, Board President

ATTEST:

DocuSigned by:
Brad Kaatz
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Secretary