

**THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION
ENFORCEMENT POLICY AND PROCEDURES**

Adopted June 5, 2007

The following procedures have been adopted by The Knolls Village Townhouse Association ("Association") pursuant to C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Enforcement Policy and Procedures ("Policy") for the enforcement of the Declaration of Covenants and Restrictions of The Knolls Village Townhouse Association ("Declaration"), the Association's Articles of Incorporation, Bylaws, and rules and regulations promulgated thereunder (collectively referred to herein as the "Documents"):

1. Power. The Board of Directors shall have the power and duty to hear and make decisions regarding violations and written Complaints filed with the Board pursuant to this Policy. The Board may determine enforcement action on a case by case basis, and take other actions as it may deem necessary and appropriate to assure compliance with the Documents, and to create a safe and harmonious living environment.

These enforcement provisions may be in addition to other specific provisions outlined in the Documents, and the Association is not required to follow these enforcement provisions before seeking such other remedies. The Association may choose a legal remedy or seek assistance from other enforcement authorities, such as police, fire, or animal control, as it deems appropriate.

2. Complaint. A proceeding to determine if the Documents have been violated and any enforcement measures and remedies that may apply shall be initiated by the filing of a written complaint with or by the Association's Board. The complaint shall state the specific provision(s) of the Documents alleged to have been violated and as many specifics as are available as to time, date, location and persons involved.

3. First Notice of Complaint. Upon receipt of a complaint, if the Board determines that the allegations in the complaint are sufficient to constitute a violation of the Documents and that action is warranted, the Association shall send a notice to the person(s) (the "Respondent") alleged to have violated the Documents, by prepaid, first class United States mail addressed to the mailing address of the Respondent appearing on the records of the Association. The notice shall advise the Respondent of the details of the complaint and request that the Respondent remedy the alleged violation within fifteen days.

4. Second Notice of Complaint. If the Respondent fails to remedy the alleged violation or otherwise respond to the first notice within fifteen days, the Association shall send a second notice to the Respondent advising him/her of the details of the complaint and that legal action may be taken if the alleged violation is not immediately remedied. The notice shall also advise the Respondent of his or her right to be heard, either orally or in writing, by the Board or by a tribunal or committee appointed by the Board, at a meeting of the Board which is at least fifteen (15) days after the date of the notice.

5. Dispute Resolution. If the Respondent fails to remedy the alleged violation or otherwise respond to the second notice within fifteen days, or if the alleged violation remains unresolved after thirty days from the date of the first notice, the Association shall have the option to proceed with an enforcement action pursuant to its Policy Regarding Dispute Resolution.

6. Enforcement; Attorney's Fees. The provisions of this Policy shall not limit, or be a condition precedent to, the Association's right to enforce the Documents by any means available to the Association. The Association shall be entitled to reimbursement of all reasonable attorney's fees and costs incurred by the Association in connection with any enforcement action, including any proceeding under this Policy.

7. Violations or Offenses that Constitute a Present Danger. If, in its sole discretion, the Board deems that any violation is or may be an immediate or substantial threat to the health, safety or welfare of the community or an individual, the Board may take any appropriate action necessary to abate the threat to health, safety or welfare of the community or individual without prior compliance with Sections 1 through 5 above.

8. Miscellaneous.

(a) Failure by the Association to enforce any provision of this Policy shall in no event be deemed to be a waiver of the right to do so thereafter.

(b) The provisions of this Policy shall be independent and severable. The invalidity of any one or more of the provisions hereof by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which other provisions shall remain in full force and effect.

(c) As used herein, the term "Board" shall include any tribunal or committee appointed by the Board consistent with the Documents or consistent with the Colorado Revised Nonprofit Corporation Act.

(d) The provisions of this Policy shall supercede and replace any and all previous policies and rules regarding the enforcement of the Association's restrictive covenants.

The Knolls Village Townhouse Association

By: (signed) Loren Rohl
President

This Enforcement Policy and Procedures was adopted by the Board of Directors on the 5 day of June, 2007, effective the 5 day of June, 2007, and is attested to by the Secretary of The Knolls Village Townhouse Association.

(signed) Cheryl Sher
Secretary