

**POLICY FOR ENFORCEMENT OF COVENANTS, BY LAWS AND OTHER  
RULES AND REGULATIONS OF THE ASSOCIATION**

**Effective: May 2, 2023**

1. **Introduction.** The Board of Directors (the Executive Board) of Redstone Canyon Association (RCA), a Colorado corporation (the "Association"), acting pursuant to the powers set forth in the Association's Bylaws, Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions for RCA (a Common Interest Community), and the Colorado Common Interest Ownership Act ("CCIOA"), has enacted the following Policy effective as of the date set forth above. Unless the context otherwise indicates, capitalized words and terms used in this Policy shall have the meanings set forth in the Association Documents and, if not defined in the Association Documents, then as set forth in CCIOA. This Policy supersedes any previously adopted Policy on the same subject matter.

**BE IT RESOLVED**, the Redstone Canyon Association (RCA) Board of Directors hereby adopts the following procedures for enforcing Covenants, Architectural Review Committee (ARC) guidelines, rules, regulations and other governing guidelines of the Association.

**SCOPE:**

To adopt policy and procedure for enforcing policies, rules, regulations and other governing guidelines of the Association.

**SPECIFICS:**

Violations may be observed by the Board of Directors, or reported via written correspondence through email or regular USPS mail. The signed complaint must state specifically the violation observed and include who the violating party is, what was observed, date, place and time of violation and any other pertinent information such as license plate numbers, etc.

This also includes a fair and impartial fact-finding process concerning whether the alleged violation actually occurred and whether the parcel owner is the one who should be held responsible for the violation. This process may be informal but

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shall, at a minimum guarantee the parcel owner notice and an opportunity to be heard before impartial decision makers on the Board of Directors.

If full details are not provided with a complaint, further action beyond additional observation cannot be made. The Board of Directors will investigate the complaint further and will make additional observations if required.

If a violation is found and documented, the following actions will be taken:

- A letter will be sent to the Owner stating the violation. The Owner will have 30 days to respond in writing to the letter or correct the violation.
- Failure to respond to the violation letter within the 30 days will be considered an admission of the violation, at which time the Board may impose a fine against the Owner for the violation.
- Fines will be assessed monthly per incident. The Association may charge up to \$50.00 per month/occurrence, plus the costs associated with enforcing the violation of the Covenants or ARC non-compliance issues.
- Owners are responsible for any fines that may be levied against their property due to their non-compliance or that of their tenants, guests, or invitees. Non-payment of fines will follow procedure for dues collection. Voting right will be suspended for any Owner who is found to be in violation of the Covenants or ARC Guidelines.

**Supplement to Law:** The provisions of this Resolution 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 homeowners' associations. Specifics of current State law may be found at the following State of Colorado website:  
<https://www.colorado.gov/pacific/dora/hoa-related-state-and-federal-laws>

**Reference Material Available:** Upon the request of any RCA member, the Board of Directors will provide reference material or other relevant information regarding the State Statutes upon which this document is based.

### **CERTIFICATION**

The undersigned, being the duly elected Secretary of Redstone Canyon Association (the "Association") certifies that the foregoing Policy for the enforcement of Covenants, Policies and Procedures was approved by a vote of at least a majority of the Association's Board of Directors at a meeting of the Association's Board of Directors held on May 2, 2023.

By:   
Secretary

Date 05/02, 2023