

MERIDIAN LAKE PARK CORPORATION

P. O. BOX 504 - (970) 349-2002 - CRESTED BUTTE, COLORADO 81224

THE MERIDIAN LAKE PARK CORPORATION (MLPC) BOARD OF MANAGERS HEREBY ADOPTS THE FOLLOWING RULES AND REGULATIONS:

WELCOMING NEW OWNERS

Remote Owners:

The MLPC Manager will ensure that all relevant Association documents are available on the MLPC web site including: Covenants, By-Laws, Design & Construction Guidelines, a map of the development, the current Association Budget, most recent newsletter, and a copy of the last annual meeting minutes. When a lot is sold, the MLPC Manager will inform the new owner about the web site and will provide printed copies of the documents noted above, with a MLPC roster, if the new member does not have web access.

When a lot is sold a member of the MLPC Board will call the new owner and welcome them to the Association. Part of this welcome should be an invitation to visit the Board member or attend a Board meeting when they are in the area. The new owner should be asked for their telephone number and e-mail address to improve the communication process. The new owner should also be encouraged to visit the MLPC website for current information on our development.

Local Owners:

In addition to the above, when a member is considering building a home, a MLPC Board member should personally introduce themselves to the lot owner and ask to be of any assistance possible. The Board member should briefly explain the role of the Board of Managers, our relationship with MLM and PPOA, and answer any questions the owner might have.

It is also encouraged that a MLPC Board member invites the new local owner to dinner with spouses. New local owner contacts with other members of the Association should also be encouraged.

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DELINQUENT DUES COLLECTION POLICY

- Dues will be payable on a net 30 day basis, starting with the first day of the billing quarter
- One Quarter (90 days) Late – Interest will be charged at the rate of 1 ½% per month starting after 30 days. Members will receive a written reminder with their next dues invoice.
- Two Billing Cycles (120 days) Late – Owners will receive a second reminder and will continue to accrue interest charges.
- Two Quarters (180 days) late – Owners will receive a letter advising of the Board's intention to place a lien on the property, plus interest due, plus an additional \$25 penalty.
- Three Quarters (270 days) Late – The MLPC Board will file a lien against the property and will charge the owner the cost of this legal action plus another \$25 penalty and the accumulated penalties from previous actions.

HOMEOWNER'S ASSOCIATION

www.MERIDIANLAKE.com

If owners fail to respond to the above actions, the MLPC Board will consider foreclosing on the property to recover their owed assessments. Any owner who experiences financial difficulties and would like to request a special payment schedule is invited to contact the Board, in writing, for this consideration. Each case will be considered on its own merits.

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HANDLING OF CONFLICTS OF INTEREST INVOLVING BOARD MEMBERS

Board members with a conflict of interest will not participate in the discussion or voting of that specific topic. If necessary, the Board member will be asked to leave the room so that the Board may freely discuss the issue and the Board member will return after the vote has been taken.

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CONDUCT OF MEETINGS, WHICH MAY REFER TO APPLICABLE PROVISIONS OF THE NONPROFIT CODE OR OTHER RECOGNIZED RULES AND PRINCIPLES

Meetings are conducted in accordance with Roberts Rules of Order and with the Covenants and Bylaws of the Association. The Association's attorney is consulted prior to the calling of a Special Meeting to confirm that the notice of meeting meets the Colorado Common Interest Ownership Act and the Association's attorney may attend those Special Meetings. The Association's attorney is regularly consulted with regard to protocol and points of law.

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ENFORCEMENT OF COVENANTS AND RULES, INCLUDING NOTICE AND HEARING PROCEDURES AND THE SCHEDULE OF FINES

When the Board of Managers becomes aware of, or is advised of, a violation of Covenants or Rules, a Board member meets or telephones the owner and advises them of the violation and gives that owner 10 days to rectify the violation. If the violation is not rectified within 10 days, a letter is mailed to that owner detailing the violation and giving the owner 30 days to rectify the violation or to attend a meeting with the Board to explain why the violation cannot be immediately corrected. If no response is received within 30 days, a second letter is sent to the owner advising the owner that a fine has been imposed as of the date of the letter and will continue to accrue for the entire period that the owner remains in violation. The Board will pursue, at its discretion, all legal remedies available to it to ensure that the owner takes action to fully comply with the covenants and pay the appropriate fines. The owner is also given a further opportunity to attend a meeting and explain why the violation cannot be rectified.

SCHEDULE OF FINES:

Violation of Section 7.2.n Parking and Storage	\$20 per day
Other violations	At the Board's Discretion

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INSPECTION AND COPYING OF ASSOCIATION RECORDS BY OWNERS

Association records are available on the Association's website: www.meridianlake.com

The Association has a dedicated telephone line – (970) 349-2002 – and regular newsletters are mailed to owners giving names and contact numbers of the Board members and managers.

Owners may request copies of any Association documents which are either mailed or the owner may collect or view the documents at 42 Stream View Lane, Meridian Lake Meadows, Crested Butte, CO 81224. Copying and mailing is generally at the expense of the Association, but the Association reserves the right to request payment by an owner for copying and/or mailing a large volume of material

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INVESTMENT OF RESERVE FUNDS

Reserve funds are held in a separate interest bearing account(s) at a local savings institution(s). The Board periodically reviews interest rates to ensure that funds are invested at competitive rates. Money from the reserve fund is used for non-budgeted and capital expenses as approved by the Board of Managers.

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PROCEDURES FOR THE ADOPTION AND AMENDMENT OF POLICIES, PROCEDURES AND RULES

The Board of Managers meets at least six times per year for scheduled Board Meetings and additional meetings are called as required. Managers communicate via e-mail to request that new items be added to the next Agenda. At the first available meeting after that request the Board member will either present their amendment or following a full discussion, a Board member would be asked to draft the amendment and circulate it to the Board for review and comment. Once the wording of the amendment has been finalized a vote of the Board of Managers would be taken and if the amendment received the support of a majority of the Board the amendment would be loaded onto the website (www.meridianlake.com) and communicated to owners in the next newsletter and at the Annual Meeting.

For further clarification of these Policies, contact any Board member.

Approved November 17, 2005

**BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION**

HOMEOWNER'S ASSOCIATION

www.MERIDIANLAKE.com