

**RESOLUTION OF THE BOARD OF MANAGERS  
OF THE KEYSTONE RANCH HOMEOWNERS ASSOCIATION, INC. ADOPTING AMENDED  
& RESTATED RESPONSIBLE GOVERNANCE POLICIES AND PROCEDURES**

**SUBJECT:** In order to comply with the Colorado Common Interest Ownership Act (“Act”), these Responsible Governance Policies and Procedures (“Policies”) are adopted by the Board of Managers (“Board”) of the Keystone Ranch Homeowners Association, Inc. (“Association”) to set forth the following Responsible Governance Policies and Procedures. The Policies, which are effective upon adoption, address the following:

- Collection of unpaid assessments.
- Board conflicts of interest policy.
- Conduct of meetings
- Covenant and rule enforcement, including notice and hearing procedures and a schedule of fines.
- Inspection and copying of association records by homeowners.
- Procedures for the adoption and amendment of policies, procedures and rules.
- Procedures for addressing disputes arising between the association and homeowners.
- Policies for reserve planning, funding and investment management.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, together with all Association rules, regulations and policies, specifically including these Policies, are referenced as the “Governing Documents”.

**RESOLUTION:** The Association hereby adopts the following Policies subject to:

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

Conflict Between Governing Documents. These Policies are controlled by and must always be consistent with the Declaration, Articles of Incorporation and Bylaws. In the event of a conflict between the Declaration and these Policies, the Declaration will control. In the event of a conflict between the Articles of Incorporation and these Policies, the Articles of Incorporation will control. In the event of a conflict between the Bylaws and these Policies, the Bylaws will control.

Supersede Prior Policies. These Amended and Restated Policies supersede any and all prior rules, regulations or policies previously adopted by the Association, specifically including the previous Responsible Governance Policies.

Deviations. The Board may deviate from any provision of this Resolution if the Board finds, in its sole discretion, that such deviation is reasonable under the circumstances.

Amendment. The foregoing policies are subject to amendment in the same manner as the Bylaws.

**KEYSTONE RANCH HOMEOWNERS  
ASSOCIATION, INC.**

By:  Date 6/19/26  
John Pringle, President