

**RESOLUTION OF THE
PONDEROSA CONDOMINIUMS ASSOCIATION, INC.
REGARDING ALTERNATIVE DISPUTE RESOLUTION**

RESOLUTION: The Association hereby adopts the following policy:

In the event of any dispute involving the Association and an owner, the owner is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation. If the owner requests to meet with the Board, the Board shall make a reasonable effort to comply with the owner's request.

Nothing in this policy shall be construed to require any specific form of alternative dispute resolution, such as mediation or arbitration, or require the parties to meet. Depending on the nature of the dispute, the Board of Directors will consider whether some form of alternative dispute resolution may be appropriate in the circumstances before proceeding to litigation. Neither the Association nor the owner waives any right to pursue whatever legal or other remedial actions are available to either party.

CERTIFICATION: The undersigned, being the president of Ponderosa Condominiums Association, Inc., certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association on September 25, 2008.

In witness whereof, the undersigned has subscribed her name.

By: Beverly Ross
Ponderosa Condominiums, President