RESPONSIBLE GOVERNANCE POLICIES FOR SKIWATCH CONDOMINIUM CORP.

WITNESSETH

WHEREAS Skiwatch Condominium Corp. (the "Association") is required to adopt policies, procedures, and rules and regulations concerning certain specified topics according to C.R.S. §§ 38-33.3-124 and -209.5(1)(b).

NOW THEREFORE, the Board of Directors has adopted the following responsible governance policies, to wit:

POLICY NO. 1: COLLECTION OF UNPAID ASSESSMENTS

POLICY NO. 2: CONFLICTS OF INTEREST

POLICY NO. 3: CONDUCT OF MEETINGS

POLICY NO. 4: ENFORCEMENT OF COVENANTS, NOTICE AND HEARING PROCEDURES, SCHEDULE OF FINES

POLICY NO. 5: ASSOCIATION RECORDS

POLICY NO. 6: INVESTMENT OF RESERVE FUNDS

POLICY NO. 7: PROCEDURE FOR ADOPTION AND AMENDMENT OF POLICIES, PROCEDURES, AND RULES

POLICY NO. 8: PROCEDURE FOR ADDRESSING DISPUTES ARISING WITHIN THE ASSOCIATION AND OWNERS

POLICY NO. 9: NOTICE TO OWNERS