

CONFLICT OF INTEREST POLICY
Northridge Estates Homeowners Association

A. Before any decision is made, contract entered into, impartial fact-finding process concerning whether alleged violations have occurred, or action taken by the Board of Directors, any member of the Board shall declare that an actual or potential conflict of interest exists or may exist relating to that issue. Such a declaration shall be made by the Board member at such time as such Board member has enough facts to reasonably determine that a conflict does, or may exist. Board members shall be guided by the premise of prompt disclosure and that he/she should make such a disclosure if any possibility of a potential conflict exists, and that such disclosure shall be made prior to any discussion, or any action on such issue. A Board member shall not be deemed to have a direct personal or financial interest in the outcome if the Board member will not, as a result of the outcome, receive any greater benefit or detriment than will the general membership of the Association.

B. Upon such a disclosure, the remaining members of the Board may request such member to exclude him/herself from said discussion of such issue or otherwise limit his/her involvement in such discussion. However, such Board member shall not vote on such issue.

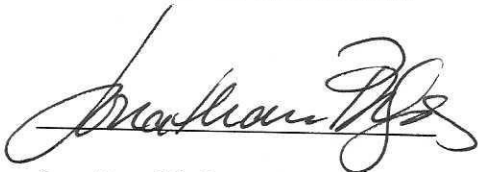
C. For purposes of this policy, a "conflict of interest" occurs when a decision, a contract between the Association and any party, or other action would financially benefit or adversely affect a Board member, or any person who is a parent, grandparent, spouse, child or sibling of such Board member or a parent or spouse of any of such persons. By way of example, a decision by the Architectural Control Committee that a homeowner, whose brother is a Board member, cannot build a certain type of house because it does not conform to the Covenants, would "adversely affect" such Board member.

D. If any Board member asserts that an actual or potential conflict exists as to any other Board member as to a matter before the Board, the remaining Board members shall vote on such matter and if a majority of the remaining Board members vote that an actual or perceived conflict exists, such Board member may not vote on such matter; except that if the remaining members are an even number, a tie vote shall suffice to disqualify such member who is perceived to have an actual or potential conflict and exclude such member from the discussion of such issue or otherwise limit such member's involvement in such discussion.

E. The Association's policies, procedures and rules and regulations relating to conflicts of interest shall be reviewed by the Board on a periodic basis in accordance with C.R.S. § 38-33.3-209.5(4)(a)(IID), as determined by the Board, but no less than every three years.

F. This policy shall also apply to any committee of the Association such as the ACC, and Officers of the Association.

The undersigned certify that this Policy was adopted on September 25, 2024 by resolution of the Board of Directors.



Jonathan Phelps – President



Lori Sommers - Secretary