



**FOUNTAINGROVE II OPEN SPACE MAINTENANCE ASSOCIATION
INTERNAL DISPUTE RESOLUTION PROCEDURE**

Policy Adopted January 18, 2012

Fountaingrove II Open Space Maintenance Association provides the following procedure towards resolving a dispute between the Association and any member of the Association involving their rights, duties, or liabilities under the California Davis-Stirling Common Interest Development Act (Civil Code Sections 1350 through 1378), under the California Nonprofit Mutual Benefit Corporation Law (Part 3 (commencing with Section 7110) of Division 2 of Title 1 of the Corporations Code), or under the governing documents of the Association.

Either party to a dispute within the scope set forth above may invoke the following procedure:

1. The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
2. A member of an Association may refuse a request to meet and confer. The Association may not refuse a request to meet and confer.
3. The Association's board of directors shall designate a member of the board to meet and confer.
4. The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.
5. A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the Association.

An agreement reached under the foregoing procedure binds the parties and is judicially enforceable (i) if the agreement is not in conflict with law or the governing documents of the Association and (ii) the agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors. A member of the Association may not be charged a fee to participate in the foregoing procedure.