

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION

NOTICE TO MEMBERS OF ASSOCIATION'S INTERNAL DISPUTE RESOLUTION PROCEDURE

- (a) The procedure provided in this section is deemed by law to be fair, reasonable, and expeditious.
- (b) Either party to a dispute within the scope of Article 5 of Chapter 4 of the Davis-Stirling Act 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.
- (c) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:
 - 1) The agreement is not in conflict with the law or the governing documents of the common interest development or association.
 - 2) 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.
- (d) A member of the association may not be charged a fee to participate in the process.
 - Also see related Summary of ADR requirements on other side.