

THE RIDGE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS RESOLUTION
APPEAL PROCEDURE

WHEREAS, Civil Code §1378 requires that the Association implement an appeal procedure for Architectural submission, and

WHEREAS, the Associations CC&R's or other governing documents do not provide for an appeal procedure, and

WHEREAS, the board desires to implement a procedure that is fair, reasonable, and expeditious

NOW THEREFORE BE IT RESOLVED, that the Board of Directors of the Association hereby adopt the following appeal procedure:

In the event that plans and specifications submitted to the DRC are disapproved, the party making such submission may appeal in writing to the Board. The written request must be received by the Board not more than thirty (30) days following the final decision of the Design Review Committee. The Board shall submit such request to the Design Review Committee for review, and the written recommendation of the Design Review Committee will be submitted to the Board. The review of the Appeal will then take place at a duly noticed meeting of the Board of Directors. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. The failure by the Board to render a decision within said forty-five (45) day period shall be deemed a decision in favor of the party making such submission.

BE IT FURTHER RESOLVED, that the foregoing resolution will adopted by the Board of Directors at its regular meeting held on January 13, 2005.

Certificate of Secretary

The undersigned, the duly appointed or acting Secretary of The Ridge Community Association, hereby certifies that the foregoing Resolution was adopted this 13th day of January, 2005 at a duly noticed meeting of the Board of Directors in regular session.

Dated: 1-13-05


Secretary, The Ridge Community Association