

RESOLUTION
OF THE BOARD OF DIRECTORS
POWER RANCH COMMUNITY ASSOCIATION
VARIANCE GUIDELINES

WHEREAS, pursuant to Article 3, Section 3.9.1 of the By-Laws of The Power Ranch Community Association, The Board shall have all of the powers and duties necessary for the administration of the affairs of the Association...;

WHEREAS, the Covenants, Conditions, and Restrictions for Power Ranch Community Association Article 4, Section 4.3.1 Architectural Control states that "the Design Review Committee shall have the right to charge a fee for reviewing requests for approval of any construction, installation, alteration, addition, repair, charge or work pursuant to this section...";

WHEREAS, the Design Review Committee and the Board of Directors for Power Ranch Community Association have determined a need to establish a processing fee for variance requests based upon the parameters of the CC&R's and to deter owners from making modifications without prior approval;

NOW THEREFORE, IT IS RESOLVED, that the Board adopts the following guidelines for reviewing a variance request:

A processing fee of \$100.00 will be required for any variance request presented to the Board of Directors, if the modification has already been installed without prior submittal and approval of the Design Review Committee. The Board can elect to reduce or waive this fee at their discretion. The fee is established to prevent owners from installing unapprovable modifications and submitting approval after the fact when found in non compliance with the guidelines.

A variance request must have been presented to the Design Review Committee and denied prior to presentation to the Board of Directors. The Board of Directors requests that the owner requesting the variance attend the Board meeting to present the request.

Requests shall be judged on special circumstances applicable to the property, which were not created by the owner or the resident.

The guideline is effective January 1, 2012.

The undersigned, by affixing their signatures hereto, do hereby consent to, authorize and approve of the foregoing resolution in their capacity as directors of the Association, as of the 25th day of October 2012.

POWER RANCH BOARD OF DIRECTORS:



Joe Hornstrom, President

Attested By:



Jeff Gundlach, Secretary