

11/8/08

Abbe Springs Ranches HOA, Inc. Rules and Regulations

Guidelines for the BOD to Grant a C&R “Economic Hardship”

The Abbe Springs Ranches Homeowners Association, Inc. offers the opportunity for an “Economic Hardship” to be granted to a Lot Owner(s) under Section 3.15 of the current C&Rs as it pertains to the installation of new utilities. Listed below are guidelines that allow the BOD to reach an *objective* decision for each Hardship request.

- A Hardship must be requested and approved by the BOD prior to the commencement of any work in non-compliance with the C&Rs.
- It is the Member’s responsibility to request a Hardship from the BOD.
- A Hardship will not be considered by the BOD unless each of the provisions listed below have been met:
 - Compliance with the C&Rs is at least 25% more than an alternative the BOD deems acceptable.
 - The *additional* cost associated with C&R compliance is \$2000 or more.
- The BOD must receive all Hardship requests in writing with appropriate supporting documents—ie—utility company letters, written contractor estimates, etc.
- A Hardship will be granted if a utility company, in following the guidelines of the C&Rs, would be in violation of any published County, State or Federal code. This provision does not exonerate the Member from following the C&R guidelines of requesting a Hardship.
- The BOD will attempt to communicate a pending Hardship approval to surrounding Lot Owners at least 14 days prior to the formal BOD approval.

Note: It is important for all Members to understand that the current C&Rs do not provide any grandfathering for finished construction that is not compliant without a Hardship being granted by the Board of Directors.

Approved 11/21/08 BOD Meeting