

**RESOLUTION OF VALLECITOS RIDGE ASSOCIATION'S BOARD OF DIRECTORS
CONCERNING REQUIREMENTS
FOR REVIEWING PROPOSED PHYSICAL CHANGES TO
AN OWNER'S SEPARATE INTEREST OR TO THE COMMON AREA**

WHEREAS, pursuant to Vallecitos Ridge Association ("Association") Declaration of Covenants, Conditions & Restrictions ("CC&Rs") the Association's Architectural Control Committee ("ACC") is empowered to rule upon applications for architectural improvements submitted by members;

WHEREAS, California State Assembly Bill 2376 has been enacted and codified as Civil Code § 1378, setting forth additional requirements for review of architectural applications to an owner's separate interest or to the common area.

IT IS HEREBY RESOLVED BY The Board of Directors of the Vallecitos Ridge Association that the following procedures for review of proposed physical changes to an owner's separate interest or to the common area are to be adhered to by the Association's ACC:

- (1) The Association, acting through the ACC, shall provide a fair, reasonable, and expeditious procedure for making its decision on proposed physical changes to an owner's separate interest or to the common area. Said procedure shall be included in the Association's governing documents. The procedure shall provide for prompt deadlines. The procedure shall state the maximum time for response to an application or a request for reconsideration by the Board of Directors.
- (2) A decision on a proposed change shall be made in good faith and may not be unreasonable, arbitrary, or capricious.
- (3) A decision on a proposed change shall be consistent with any governing provision of law, including, but not limited to, the Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2 of the Government Code.
- (4) A decision on a proposed change shall be in writing. If a proposed change is disapproved, the written decision shall include both an explanation of why the proposed change is disapproved and a description of the procedure for reconsideration of the decision by the Board of Directors.
- (5) If a proposed change is disapproved, the applicant is entitled to reconsideration by the Board of Directors of the Association at an open meeting of the Board. This paragraph does not require reconsideration of a decision that is made by the Board of Directors or a body that has the same membership as the board of directors, at a meeting that satisfies the requirements of Civil Code Section 1363.05. Reconsideration by the board does not constitute dispute resolution within the meaning of Civil Code Section 1363.820.

Nothing in this Resolution authorizes a physical change to the common area at a manner that is inconsistent with an Association's governing documents or governing law.

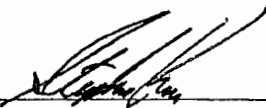
The Association, acting through the ACC, shall annually provide its members with notice of any requirements for association approval of physical changes to property. The notice shall describe the types of changes that require Association approval and shall include a copy of the procedure used to review and approve or disapprove a proposed change.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing was duly moved, seconded and adopted by the requisite majority of the Board of Directors.

9/14/05

Date



Secretary

cc: NM File
Disclosure File
Prj. Acct.

COVENANT/ACC RESOLUTION.VAL