

CLEARMEADOW COMMUNITY ASSOCIATION
Resolution 2010-2 - Amended Hardship Guideline
(replaces Resolution effective August 1, 1998)

RESOLVED:

WHEREAS Articles and Bylaws of the Clearmeadow Community Association empower the Board of Directors (BOD) to enforce the Covenants, Conditions & Restrictions, Bylaws, Rules and Regulations:

1. Leasing within the Clearmeadows Community is not allowed pursuant Section 26, paragraph B.
2. Owners may request a hardship lease approval from the Board of Directors. The request for a hardship lease approval must be in writing via regular mail, e-mail or fax. The request is to be submitted to the management company and will be reviewed by the Board of Directors at the next regularly scheduled Board Meeting. If the request is received within 10 days of the scheduled Board Meeting, it will be reviewed at the following meeting.
3. The homeowner must specify the nature of the hardship and provide applicable documentation. Qualifying hardships may include a job transfer or relocation out of the Portland metro Area, severe illness, financial crisis such as job loss, or out of area schooling.
4. If the hardship is approved the homeowner must follow the below requirements and provide the following information to the management company or Board of Directors in writing and in the time criteria listed:
 - a. The Titled Owner and the tenants must submit in writing that they have both read and understand the governing documents of the community (via completion of the tenant registration form). Any violation of these documents may result in the hardship being revoked for non-compliance.
 - b. The Titled Owner must submit a copy of the signed lease agreement. No lease options will be allowed.
 - c. Other criteria as may be set by the Board.
5. Non-compliance of the hardship policy will result in a fine of \$1,000 every 30 days. A lien may be placed on the real property. All legal fees associated with filing the lien and enforcement of the hardship policy will be charged to the homeowner.
6. A hardship rental period will be for 12 months from the date of the initial lease.

7. Any owner wishing to extend the hardship rental period for an additional time period, must resubmit to the Board following the same process for the initial hardship request. This Resolution supercedes and voids any previously adopted Resolution dealing with this same subject.

ATTEST:

President

Beatrice Weimer

Secretary

David Smith

Dated:

3/23/10

David Smith

Effective Date:

3-23-10