

GRIEVANCE & APPEAL PROCEDURES APPROVED

The Quail Run Community Association (QRCA) Board of Directors (BOD) has approved two formal procedures (enclosed with this newsletter) to advise homeowners on how to submit requests for appeal to Architectural Control Committee decisions and how to submit grievances of any perceived violations to the QRCA covenants. In accordance with Article XV to the QRCA By-Laws, this is formal notification by the BOD on the adoption of these procedures. As announced in the November newsletter, the formal review and vote were conducted, during the monthly BOD meeting, November 21, 1994. The effective date of these procedures is January 1, 1995.

QUAIL RUN HOMEOWNERS' ASSOCIATION ARCHITECTURAL CHANGE REQUEST APPEALS PROCEDURE

1. Homeowners shall have a period of thirty (30) days, from the date an unfavorable decision was rendered by the Architectural Control Committee (ACC), to file a written appeal to the Board of Directors (BOD).
 2. Appeals should only address the information presented to the ACC. If any new information or changes to the original architectural request are introduced, the request is not an appeal and should be sent to the ACC for reconsideration.
 3. The appeal must be submitted typed or legibly printed, addressing the specifics of the original architectural request and showing strong rationale why the BOD should consider the appeal and reverse the ACC's decision. Rationale should reference specific Quail Run Homeowners' Association (QRHA) covenant provisions and identify any similar architectural improvements found within the Quail Run community.
 4. A copy of the homeowner's original architectural request and a copy of the ACC's disapproval letter must be attached as enclosures to the appeal.
 5. The BOD will be afforded the opportunity to review the appeal individually, confer with the ACC chairman or the entire committee, prior to a formal review and majority vote decision during a Directors' meeting. The homeowner making the appeal, as well as any other homeowner, can attend the formal review and offer oral or written statements to the BOD prior to their decision.
 6. If the appeal is denied by the BOD, the homeowner's next recourse is to submit for a QRHA covenant change to be voted on by all the homeowners of the Quail Run community.
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