

Amendment to Bylaws of HR Ranch Homeowner's Association, Inc.

Voted on and Passed by the Board on October 27, 2018.

Add the following to Article VII Miscellaneous:

Section 4 - Policy regarding reasonable accommodations:

It is the policy of HR Ranch Homeowners Association (the "HOA") to allow reasonable accommodations to the *Declaration of Covenants, Conditions and Restrictions for HR Ranch Cheyenne, Wyoming* recorded November 13, 2001 and all subsequent amendments to the Phase I subdivision, the *Declaration of Covenants, Conditions and Restrictions for HR Ranch, Phase II Cheyenne, Wyoming* recorded May 28, 2003 and all subsequent amendments to the Phase II subdivision, and the *Declaration of Covenants, Conditions and Restrictions for HR Ranch, Third Filing Cheyenne, Wyoming* recorded on December 20, 2005, and all subsequent amendments to the Third Filing and the *Declaration of Covenants, Conditions and Restrictions for Archer Ranch Sites* recorded January 2, 2008 and all subsequent amendments to the Archer Ranch Sites. All the aforementioned Covenants shall be referred to as the "Covenants" throughout this policy, and all homeowners and residents of these properties shall be referred to as an "HOA member" or "member of the HOA."

Requests for reasonable accommodations may be made pursuant to §810(b) of the Fair Housing Act of 1968, as amended by the Fair Housing Amendments act of 1988, 42 U.S.C. §3601 *et seq.* and the Wyoming Fair Housing Act, Wyoming Statute §40-26-101 *et seq.*

Procedure for requesting a reasonable accommodation:

If a member of the HOA desires to request an accommodation of the Covenants, the member must make a written request, accompanied by verification from a doctor or other medical professional, or other qualified licensed healthcare provider who, in their professional capacity, has knowledge about the person's available information.

A written request for a reasonable accommodation must be submitted by mail to:

HR Ranch Home Owners Association
P.O. Box 2771
Cheyenne, WY 82003

If additional information is necessary, the HOA will notify the person seeking the accommodation what information is needed and offer a reasonable time (no less than 30 days) to provide the information. If, after a reasonable period of time, the requester fails to provide the necessary information, the HOA may base the decision on the available information. The HOA adheres to the Department of Housing and Urban Development Guidance on Service Animals

and Assistance Animals for People with Disabilities, as well as the Wyoming Fair Housing Act. The HOA will evaluate each request on a case by case basis, in a timely and professional manner. The reasonableness of a particular accommodation depends on various factors, including but not limited to undue financial and administrative burden, or unreasonable fundamental alteration of a dwelling or structure, as well as whether the request poses a threat to other residents of the HOA. If the initial accommodation proposed by the homeowner is determined to be unreasonable and more than one alternative is available, the HOA may offer an alternative accommodation that still meets the homeowner's needs.

If a structural change is requested and granted, homeowners must provide assurance that required building permits will be obtained and that changes will be done in a professional manner. If such accommodation is granted, part of the accommodation may be that the homeowner agrees to return the premises to their original state (unless the modification will not interfere with the next homeowner's use and enjoyment of the premises), or may be that the homeowner agrees to pay into an interest-bearing escrow account, over a reasonable period, a reasonable amount of money not to exceed the cost of the restorations to return the property to the original condition. The homeowner will be responsible for the expenses of making reasonable structural modifications to a property.

The HOA Board will provide a written response notifying the homeowner whether the accommodation will be provided and the manner of accommodation.

Whether or not an accommodation is granted, the HOA will keep the request and the notification of the decision confidential, and will only allow Board members access to these documents.