

#### 9.2.9. Time for Response: Variances.

Upon presentation of a complete application by a Lot Owner, the Board of Directors shall have the authority, either by act or omission, to waive enforcement of or grant variances from any written Design Guidelines without a specific finding that enforcement of such guidelines would impose an unfair burden on such Owner, but describing the variance and the reasons therefore in a written instrument which shall be part of the records of the Association. Upon such written approval of any specific variance or exception from the requirements of the Design Guidelines, all development conforming to such variance or exception shall be deemed to comply. The Board of Directors shall act on all such matters, except those otherwise provided in this Article, that are properly before it within forty-five days after submission of a complete application, in such form as may be prescribed by the Board of Directors; failure to do so within the stipulated time shall constitute an automatic approval by the Board of Directors.