

Irish Beach Architectural Design Committee (IBADC)
RESPONSE TO REQUEST FOR MEDIATION
Form M-2 (Rev. 9/2007)

Irish Beach Architectural Design Committee (IBADC) Mediation Log #:

Initial Information (Refer to *Request for Mediation* for detailed explanation)

Mediation Requested by

Dispute With

Dispute Subject

Request for Mediation Dated

IBADC Disposition

A valid mediation request covered under Section 7.1 of Article VII of the CC&Rs has been received.

IBADC has determined that the described issue represents a valid perceived CC&Rs non-compliance.

This response communicates the intent to announce the scheduling of a private mediation hearing at the IBADC public meeting:

Date	Time	Location
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To schedule an alternate time, if this is not satisfactory, contact:

Contact Name	Contact Number	Contact E-Mail
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Copies of this response and the associated request are being sent to the disputing property owners. This is the only notice you will receive regarding the requested mediation.

IBADC has determined that subject mediation request is not valid because:


- The requester has not presented evidence to IBADC that a reasonable effort was made to resolve the issue informally.
- The requester has not presented evidence that the perceived non-compliance "directly affects the use and enjoyment of his or her property."
- IBADC has reviewed the described situation and has determined, from the evidence presented by the requester that it does not represent a CC&Rs Article VII issue.

You may amend your request and resubmit, if you wish.

Other

IBADC Contact Information and Signature

If you have any questions or comments, please contact IBADC at:

IBADC Telephone Number	IBADC E-Mail Address
Signature 	Date