

The Summerstone Community Association, Inc.

Architectural Review Committee Charter Resolution

COMMITTEE ESTABLISHMENT

Pursuant to Section 19 of the Bylaws of The SUMMERSTONE Community Association, Inc., the Board of Directors hereby establishes an Architectural Review Committee (ARC). Formation of all committees and sub[1]committees require the approval of the Board of Directors.

CHAIN OF COMMAND

All committee members shall serve at the will of the Board of Directors. Formation of all committees and sub-committees require prior approval of the Board of Directors. The Board of Directors has the right and authority to disband and discontinue any committee or sub-committee, as well as appoint or dismiss any committee member or sub-committee member with or without cause. Committee members will not speak poorly of, interfere in, speak for, or otherwise hinder progress of the HOA Board on any platform or other method(s). The Board will appoint one Committee member as the Chairperson. It is recommended that a Board Member Liaison be appointed to serve as part of the Committee.

SCOPE OF COMMITTEE RESPONSIBILITY

The ARC is being established by Resolution of the Board of Directors to provide oversight of exterior modifications. The Committee shall become educated on the process and procedures related to the current and future Architectural Guidelines and Standards of the community. Working closely with Management to understand process of accepting Homeowner Submittals for exterior modifications. A thorough understanding of the Governing Documents and Community Standards is critical. Good Business Judgement is needed and Consistent Decision Making steeped in the guidelines. Participants from a Building, Design or Landscape background would bring a beneficial skillset to the role, but it is not a requirement.

Monthly the Chairman or Liaison shall provide detailed reports on progress and plans to the Board of Directors.

Any/all committee advice and/or recommendations regarding changes to the existing Community Standards shall/must have the concurrence of all committee members prior to being put forth by the committee for Board consideration. The aforementioned recommendations shall be submitted to the Community Manager in writing at least two weeks prior of the Board meeting in which the Committee would like discussion regarding such advice and recommendations. The Board of Directors has the right and authority to take action and/or make decisions with or without involving the committee, and to take action, and/or make

decisions, which are consistent with, and /or contrary, in part or in whole, to committee or sub-committee recommendations.

MEMBERSHIP

Membership shall include homeowners of The Summerstone Community Association whose membership shall be in good standing with the Association, members deemed appropriate by the Board, and until such time as a majority of the Board of Directors finds it necessary to rescind, modify or amend this Charter. The Committee shall consist of three (3) to seven (7) members, but the Board of Directors may adjust that number from time to time. Termination of services will be by term expiration, resignation, removal or disbandment by the Board or upon the date that the committee member is no longer an Owner. Members of the Architectural Review Committee shall not be entitled to compensation for their services.

MEETING SCHEDULES

Meetings will be held as necessary to fulfill the requirements of the functions and assignments of the committee by the Board, preferably on a reoccurring set schedule and always with minimum of 48 hours' notice to the Community Manager for proper posting. The managing agent is to be kept informed of meetings and may require the Board liaison, if applicable, be in attendance.

AUTHORITY

No committee or sub-committee member or collectively as a group has any authority to bind the Association to any contractual obligation or other liability, nor has any decision-making authority, which is binding upon the Association. Committee members shall not have the authority and will not direct employees or vendors of the Association.

RESOLUTION BY THE BOARD OF DIRECTORS

The undersigned, constituting a majority of the members of the Board of Directors for The Summerstone Community Association, Inc., a Florida nonprofit corporation, hereby takes the following actions at a duly called meeting of the Board on October 16, 2023.

RESOLVED

That pursuant to Section 19 of the Community Declaration of Summerstone Community Association, Inc., the Board of Directors hereby resolves to establish an Architectural Approval Committee with outlined powers and duties established herein.



Korey Pickett
HOA President