

Garden View Estates of Center Township

COMMITTEE CHARTER

Date 6/01/2011

Committee Name Architectural Control Committee

Purpose To insure that the architectural integrity of the Community is maintained

Authority The authority of the Architectural Control Committee is obtained under Article VI of the Covenants

Responsibilities

To carefully review ACC forms, construction plans, and specification submittal requests from owners for any new buildings and/or exterior alterations to existing units or landscaping. Compare to existing Covenants, Bylaws, rules adopted by the Association. Approve or deny in writing to the owner the request within thirty (30) days of the request.

Develop, refine, and amend approval process instructions, procedures, and guidelines with Board approval.

Develop, refine, and amend the appeals process with Board approval.

Term Two (2) years; however, at any time the members of the association may change the membership of the Architectural Control Committee or amend its powers by submitting a written instrument signed by at least 2/3 of the owners of record to the Board of Directors as defined in the Covenants.

Number of Members In the first year, the Architectural Control Committee shall be composed of three (3) members. In the second year up to another 2 members may be added. Members shall serve rotating two (2) year terms. At no time shall the ACC have fewer than three (3) or more than five (5) members. These members must be residents or owners in the community.

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Selection of Members	Members shall be appointed by the Board of Directors
Organization	<p>The Architectural Control Committee (ACC) will appoint one (1) member to serve as the chairperson/liaison to the Board of Directors and one (1) member to receive the written requests for architectural review from the association members. Each member of the committee shall have one (1) vote for action on any issue before them. Regular meetings of the ACC are not required. Meetings may be required to act upon approval requests from owners or as the ACC deems necessary. Minutes of the ACC Meetings are required.</p>
Compensation	No member of the Architectural Control Committee shall be entitled to compensation for their services.
Relationship to Board	<p>One member of the ACC shall act as liaison to the Board of Directors. That member or delegate shall, to the best of their ability, attend all Board of Directors Meetings and Resident Meetings reporting on the activity of the Architectural Control Committee, outstanding issues, suggested changes to the governing documents, suggested changes to the ACC procedures or submit a written report on the same.</p> <p>The ACC shall notify all members of the Board of Directors of the time, place, and date of any ACC Meeting. Any member of the Board of Directors may attend but has no voting powers unless they are also a member of the Architectural Control Committee.</p> <p>In the event of a dispute over an ACC decision, the association member may submit an Appeals Request to the Board of Directors. The Board of Directors shall serve as the appeals arbiter.</p> <p>All expenditures of the ACC must have prior Board approval.</p>