

RESOLUTION
OF THE BOARD OF DIRECTORS
OF NATURE'S EDGE COMMUNITY ASSOCIATION, INC.

WHEREAS, Article 3.1 of the Amended and Restated Bylaws of Nature's Edge Community Association, INC (hereinafter "Bylaws") endows the Board of Directors with authority to manage the affairs of the association:

WHEREAS, Article 3.15 of the Amended and Restated Bylaws of Nature's Edge Community Association, INC (hereinafter "Bylaws") endows the Board of Directors may from time to time appoint committees of Owners to fulfill any purpose as deemed necessary by the Board of Directors. Such committees are entitled to exercise only the powers expressly delegated to them by the Board of Directors. No more than one (1) member of the Board may serve on a committee. The members of each committee shall select their chairperson, who shall not be a member of the Board unless no other committee member desires to be chairperson. Committees serve and exist solely at the pleasure and at the discretion of the Board.

NOW, THEREFORE, the Board of Directors of Nature's Edge Community Association, Inc. at a meeting duly noticed and held on April 13th, 2021, by a vote of 4 in favor and 0 against, hereby adopts the following resolution:

To record the updating of The Architectural Review Committee of Nature's Edge Charter to reflect the authorization of the committee to operate independently.

Dated this 13th day of April, 2021

NATURE'S EDGE COMMUNITY ASSOCIATION, INC.

 _____

Signature

Paige Green

NECA HOA Secretary/Director

The Architectural Review Committee
of Nature's Edge
Charter

Amended Version · Board Approved on 4/13/2021

Purpose:

This shall be a standing committee of NECA, it's purpose is to review all architectural modification requests from the residents of Nature's Edge. The committee has the authority to approve the AMR in accordance with provisions of this charter. AMR requests outside of this charter will be furnished to the Board of Directors with their recommendations. Allowing the Board to make final decisions.

Number of Members:

This committee should have at least two year-round residents and it is recommended that the committee not exceed six (6) members.

Organization:

The committee members will consist of NECA members in good standing. The members of this committee are encouraged to serve one (1) year terms from January to January, but may continue to serve as long as they want. There is no term limit for the Chair of this committee.

Committee Chair:

If no chair is appointed by the Board of Directors, and if no one volunteers to chair, the majority vote of the committee members shall elect one. In any event, the Chair serves at the discretion of the Board of Directors and can be removed from The Architectural Review Committee of Nature's Edge by majority vote of the Board

Meetings and Reporting:

Regular meetings of the full committee are not necessary. The chair will notify other members when they are needed to review a request and provide them with the time and place of the review. No meeting reports are required as the reviews results will be furnished on the Architectural Modification Request when requiring board approval.

Responsibilities/Duties:

Members of the committee will physically review all architectural modification requests to make sure they conform to Article 7 (Architectural Review and Modification Requirements) of our Covenants and Restrictions. It is therefore important that all committee members be familiar with the details of Articles 7.1 through 7.15 of that document. Refer to Article 6, of the Covenants, where necessary.

If a problem presents itself during the review, the chair may appoint committee members to meet with the property owner, discuss the situation, and attempt to resolve any issues by making suggestions, offering alternatives, etc.

NECA bears no responsibility if the homeowner does not comply with appropriate permitting ordinances.

Upon completion of the review, participating members shall reach a consensus of opinion, mark the AMRF appropriately with their recommendation for approval or denial, sign the form and give it to the chairperson. If the AMR appears to exceed the provisions of this Charter, it must be given to the board 7 days prior to the monthly BOD meeting.

Authority:

By the power of Bylaw 3.15, the NECA HOA Board is delegating the powers to approve Architectural Modification Requests without requiring board approval.

The committee's members are authorized to approve AMRF's without requiring Board approval, however the committee deems a request to go before the Board of Directors, the directors reserve the sole authority (by majority vote) to approve or deny any AMRF submitted. The NECA Secretary will notify applicants in writing of the Board's decision .

Amendment/ Revocation:

This Charter of The Architectural Review Committee of Nature's Edge may be amended or revoked at any time by a majority vote of the Board of Directors.

Attachment: Nature's Edge Community Architectural Modification Request Form (AMRF)

NATURE'S EDGE COMMUNITY

Architectural Modification Request Form

Homeowner Information

Name: _____
Address: _____ Lot# _____
Home# _____ Cell# _____
Email Address: _____

Modification or Addition Request:

Detached Structure/Building New Construction Solar Panels
 Driveway Extension Paint Shed
 Exterior Modification Patio/Deck Roof
 Other _____

All modification requests must be accompanied by:

1. Picture, brochure or paint sample Check if attached
2. Drawing of modification showing location and dimensions, if applicable. Check if attached

Your request will only be submitted for consideration if all documentation has been submitted properly. Requests are reviewed and approved by the Architectural Committee unless they deem necessary to submit to the Board for final approval. Missing or incorrect documentation will delay the process.

Homeowner Signature: _____ Date: _____

Homeowner is responsible for obtaining any permits required by governing authorities.

FOR ARCHITECTURAL COMMITTEE & NECA BOARD USE ONLY

Date received: _____ Reviewed by: ARC members (at least 2) _____

Recommend Recommend with Stipulation Denied Denied -Insufficient

Information Stipulation/Comments/Suggestions: _____

Approval Date: _____ Approval Notice Sent: _____

Reason if disapproved: _____
