THE MEADOWS

Charter for the Architectural Committee

2016

WHEREAS, The Meadows Neighborhood Company ("The MNC") is the organization formed to carry out the duties, powers, and rights set forth in the Community Declaration for The Meadows Neighborhood Company ("Declaration"), recorded on January 5, 2000, at Reception No. 00000932, and re-recorded on July 26, 2000, at Reception No. 00051617, in the Douglas County, Colorado, real property records, the Articles of Incorporation for The Meadows Neighborhood Company, and the Bylaws of The Meadows Neighborhood Company ("Bylaws").

WHEREAS, Article 10 of the Declaration establishes an Architectural Committee ("Committee").

WHEREAS, the Architectural Committee members are appointed by the Declarant or the Board of Governors ("Board").

WHEREAS, the Declaration does not define the full scope of responsibilities or requirements for those persons appointed to serve on the Architectural Committee.

WHEREAS, the Board has determined the importance of establishing additional parameters for the operation of the Architectural Committee.

NOW, THEREFORE, the Board of Governors of The Meadows Neighborhood Company hereby resolves to the following Charter for the Architectural Committee:

I. Purpose. Establish operational parameters for the Architectural Committee created by the Declaration.

II. Responsibilities. The Architectural Committee shall undertake the following responsibilities:

Make written decisions to approve, deny, impose conditions upon, or disapprove proposed Improvements to Property submitted in compliance with the Declaration and other governing documents of The MNC, which include, but are not limited to, the Architectural Guidelines, Declaration, Bylaws, Rules and Regulations, some of which may change from time to time.

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Apply and uphold the covenants and architectural criteria and standards set forth in the governing documents, which specifically include the following criteria for Improvements to Property stated in Section 10.7 of the Declaration:

1. Not detrimental to the appearance of the surrounding areas of the Project Area as a whole;
2. The appearance will be in harmony with the surrounding areas of the Project Area;
3. The Improvement will not detract from the beauty, wholesomeness and attractiveness of the Neighborhood Company Area or the enjoyment thereof by Owners; and
4. The upkeep and maintenance of the proposed Improvement to Property will not become a burden on the Company.

Follow local, state and federal laws as applicable to The MNC and its governing documents, based on guidance received from The MNC staff and legal counsel.

Treat all applications for Improvements to Property fairly and impartially, without bias or prejudice, and in the best interest of The MNC.

Respond to all applications and issue Notices of Noncompliance in a timely manner, consistent with the timeframes stated in the Declaration.

Seek and rely upon professional guidance as appropriate.

Hold open meetings, as required by state law.

Record decisions of the Committee and keep minutes for inclusion in The MNC records.

Provide input to the Board on architectural guidelines adopted by the Board and submit recommendations for procedures, requirements, standards for approval, and guidelines that the Board may consider for adoption.

Advise the Board on matters relating to the Neighborhood Company Properties if requested by the Board.

III. Membership. The Committee shall be composed of a minimum of five (5) Members, consistent with the Declaration.

IV. Qualifications. Homeowner members of the Committee shall be Members of The Meadows Neighborhood Association.

People with an architectural, construction, landscape, engineering, design, or conflict resolution background will receive preference for this Committee.

Homeowner members shall remain in good standing with the Association. The seat of any Committee member not in good standing for more than thirty (30) days shall automatically be vacated, and the Board or Declarant, as the case may be, may appoint a replacement Committee member.

Any Committee member unable to meet the obligations of the Committee is subject to removal by the Board or the Declarant (during the Declarant Control Period). The Board and the Declarant (during the Declarant Control Period) expressly authorize the Committee to recommend, by majority vote of

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disinterested Committee members, removal of any Board-appointed member from the Committee after three (3) absences from meetings or hearings in a twelve (12) month period of time.

Fulfillment of any education requirements imposed by the Board.

V. Meetings. The Committee shall meet twice a month on the first and third Wednesday of the month at 2pm, March through September, and the first Wednesday of the month from October to February, or at such a time as established by the Committee, approved by the Board, and published for the Membership. The Committee shall meet within the timeframes set in the Declaration and Bylaws for decisions on architectural matters. Meetings may occur on evenings or weekends.

VI. Reporting. A Committee designee, or staff, will prepare written minutes promptly following each meeting, which shall be approved for publication at the following meeting. The Community Association Manager will provide a monthly report of Committee activity to the Board until such a time the Board requests that a Committee member attend Board meetings to provide oral reports.

VII. Appointment to Committee. The Committee serves at the pleasure of the Board or Declarant and works closely with the Executive Director and/or Assistant Director to serve the Membership.

VIII. Term. Committee members serve for two (2) year terms unless otherwise specified. The Chairman shall be appointed by the Board annually at a duly noticed Board meeting.

IX. Participation. Committee members are required to attend Committee meetings on a regular basis, act in accordance with the responsibilities established under the governing documents, and attend education sessions provided by The MNC for the Committee. If a member is unable to meet the obligations of the Committee, the member may be removed from the Committee by entity or body that appointed the Committee member.

X. Budget. The Committee does not have an assigned budget. Any expense will require Board approval.

XI. Revisions to Charter. The Board of Managers may revise this Charter at its discretion at any time and shall provide notice to the Committee of any revisions to the Charter’s terms.

Adopted 4/7, 2016

[Signature]

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Adopted 2016