

LEGACY GROVE HOMEOWNERS' ASSOCIATION, INC.

GENERAL RESOLUTION #GR0311

COVENANTS COMMITTEE CHARTER

Approval Signature: _____

Approval Date: _____

Committee Purpose:

- Monitors the community for violations of the Association's governing documents (Declaration of Covenants, Conditions & Restrictions, Bylaws, Rules and Regulations and/or Covenantshitectural Standards).
- Review and or conduction monthly inspections with managing agent to insure violations are written up in a timely manner.
- Receive, investigates and responds to reports of alleged violations.
- Provides initial contact t to residents identifying alleged violations of the governing documents, rules and regulations or Covenantshitectural Standards.
- Conducts due process hearings for alleged violators and makes a determination; refers hearing results to the managing agent for response.
- Appeals of hearing results may be made to the Board of Directors.

Authority:

The Board of Directors may delegate any or all of the authorities concerning the above Committee Purpose to the Covenants Committee, and these authorities may change at any time in accordance with the desires of the Board. The Covenants Committee shall develop an annual plan and budget for the Association and this plan, in conjunction with the specific authorities' granted by the Board, shall constitute the sole operating expenses authority of the Covenants Committee. The Covenants Committee is not authorized to financially or legally obligate the Association in any manner (i.e., contract for services, hire contractors, borrow money, purchase equipment and supplies, or approve requests on behalf of the Board).

Composition:

The Covenants Committee shall consist of a minimum of three (3) members and a maximum of seven (7) members from the community in good standing. The Committee Chairperson shall be appointed by the Board of Directors. Members may either be appointed by the Board, or the Board may delegate its authority to elect members to the Committee.

Organization:

Chairman: The Chairman shall preside over the committee meetings. In the event the Chairman is not in attendance at a meeting of the Committee at which a quorum is present, a majority of the Committee members shall elect a presiding

officer who shall be a member of the Committee and shall assume the duties of the Chairman for the purposes of that meeting.

Recorder: The Committee members shall designate a recorder from among the members of the Committee. The recorder shall be responsible for maintaining the Committee membership roster, assisting the Chairman in preparing a quarterly written Committee report to the Board, and maintaining written documentation on Committee decisions, recommendations and activities. In the event there recorder is not in attendance at a meeting of the Committee at which a quorum is present, a majority of the Committee members present shall elect an interim recorder, who shall be a member of the Committee and shall assume the duties of the recorder for the purposes of that meeting.

Term:

The term of Covenants Committee members shall serve for a term of one (1) year (from annual meeting to annual meeting) and may be removed without cause by either: 1) the missing of three (3) called meetings; 2) by an affirmative vote of a majority of Covenants Committee members at a meeting duly called for such purpose; or 3) by the Board of Directors. Any vacancy created on the Covenants Committee may be appointed by the majority vote of the Covenants Committee to fill the unexpired term with the Board of Directors approval. Committee members may be appointed to succeeding terms.

Operation:

The Covenants Committee shall conduct its business in the best interest of the Association and in accordance with the Charter, the Association's Articles of Formation, Declaration, Bylaws and Rules and Regulations.

- A. Functions of the Chairman: Functions of the Chairman (or the presiding officer of the meeting shall include the following:
1. Coordinate and supervise committee activities and meetings to assure responsibilities are met;
 2. Present written quarterly committee reports to the Board;
 3. Represent the Committee at Board of Directors meetings; and,
 4. Prepare a written Annual Committee report and, upon request of the Board, be prepared to present it at the Annual Meeting of the Association.

Reporting:

The Committee shall frequently and fully report its activities to the Board of Directors. Such reporting shall at least monthly prior to or at the scheduled meetings of the Board of Directors. Immediate communications with the Board shall be required for all items of an emergency nature or those, which may involve threat to life, health or property, or may otherwise, involve potential litigation. The recorder shall prepare and submit through the Chairman minutes of all committee meetings.