

ARCHITECTURAL REVIEW COMMITTEE CHARTER

The architectural character of each community is established by the architects who originally designed it. Within the guidelines established in the Declarations & Covenants, the architectural committee will be responsible for preserving the architectural integrity of that design. It will establish architectural control standards for approval of the Board and will inform all homeowners about those standards. The standards should not overly stifle the imaginative or creative desires of residents, but rather assure them that protective restrictions are in effect, which will help maintain the appearance and value of their property. All members of the Committee shall be property owners within the development unless the Board chooses to appoint an outside person with architectural expertise.

1. The Committee shall consist of at least three members; a quorum of which will be two members.
2. The Committee shall meet as needed to ensure prompt handling of all issues and responsibilities, but at a minimum, monthly. A report of all regular meetings and on-going issues will be provided to the Board within 15 days of each meeting.
3. The Committee shall not review any plans that are not accompanied by the appropriate request form, with all necessary details included.
4. A letter will be sent to the owner submitting within 48 hours of receipt advising them of this policy, should the necessary details be absent.
5. The Committee shall perform an annual inspection of the Association properties including individual lots visible from the street or common areas and report to the Board any unapproved alterations, approved alterations not being maintained or other issues within the purview of the Architectural Committee's responsibilities as defined in this Charter or the Association's documents.
6. The Committee shall inform homeowners that all visible alterations to their property, including painting, must be approved in advance by the committee, except where such changes have clearly standardized approval (see current Architectural Standards). The Committee shall develop (*or review*) and distribute or cause to be distributed architectural guidelines and standards to all homeowners after review and approval by the Board of Directors. These guidelines and standards shall be reviewed by the Committee annually. Updates, additions and deletions shall be provided to the Board of Directors for consideration and a decision.
7. The Committee shall receive and approve or disapprove (*through FSR Management*) submitted plans for exterior alterations within 45 days. Any application or a request for a certificate of exemption submitted pursuant to the Declarations & Covenants shall not be deemed approved unless and until written approval is so given. (A request from the Committee for additional information or materials may be given to the applicant within forty-five (45) days after the date

LOGAN'S RESERVE COMMITTEE CHARTERS

- of receipt by the Architectural Committee of all submissions for the application and the period for report of a decision shall be accordingly extended.)
8. The Committee may request that the Board authorize the assistance of a qualified professional to review complex plans and provide the necessary expertise in dealing with significant design and construction issues. The Board will give strong consideration to this request and approve it unless valid reasons can be given and documented as to why professional assistance may not be necessary.
 9. The Committee shall make periodic as well as final inspections of work in progress to insure its timely completion and conformity with approved plans.
 10. The Committee shall receive comments or complaints from homeowners (*through Management*) involving matters within its jurisdiction and shall handle them according to the association documents.
 11. The Committee, within the scope of its responsibility, as defined by Declarations & Covenants and the Architectural Guidelines and Standards, shall recommend projects to beautify and enhance the aesthetics of the community consistent with the overall environment of the association.
 12. The Committee shall provide input to the annual budget process as necessary for the function of the Committee as requested by the Board

This Charter is part of resolution 8.17-1 adopted and made a part of the minutes of August 10, 2017, Board of Directors meeting.

BY:

Zachary Millward, President

ATTESTED BY:

Kristin Caye Hennig, Secretary