

RESOLUTION NO. 2006 – 01

Architectural Committee

This Resolution sets out the purposes, authority, makeup and operating procedures of the Lake Limerick Country Club Architectural Committee.

1. **Purposes.** The Architectural Committee has three primary purposes, all centered on service to the members of the Association:
 - to review, and recommend to the Board, approval, disapproval or conditional disapproval of applications for permits for projects involving changes to the platted lots, common areas, and any other real property within the jurisdiction of the Association. Such projects include but are not limited to grading, tree cutting, and construction of residences, docks, fences, and so on;
 - to review and investigate complaints of lot condition requirement violations, such as construction without a permit, storage of junk and garbage and the like, and recommend accordingly to the Board of Directors; and
 - to identify circumstances that would benefit from a general rule, investigate these circumstances, and recommend such rules to the Board.

2. **Authority.** The Architectural Committee does not have the authority to act for the Board with respect to any final decisions; rather, it recommends to the Board based on its investigations, experience and deliberations. The Board may or may not accept such recommendations in whole or in part. The Architectural Committee does have the authority to make such investigations and recommendations to the Board. Because the Architecture Committee does not have the final authority to act; the recorded restrictive covenants provide that any application for approval that is submitted, and not acted on within 20 days, is automatically approved; and the Board meets only once per month on a regular basis; all applications to the Architectural Committee are automatically denied, pending consideration by the Board. Any member who believes that an emergency exists so that more immediate attention must be given to an application (not to include the mere failure to submit the application earlier so it could be considered in the regular course of events), must bring this concern to the Chair of the Architectural Committee, or if not available, to the President of the Board, as soon as possible.

3. **Makeup.** The Architectural Committee shall consist of one Chair, who is appointed, and serves at the pleasure of the Board; and additional members, who have petitioned the Architectural Committee for appointment to the Committee, have attended three meetings as a guest over a six month period and have subsequently been approved by the Architectural Committee. The Board or the Architectural Committee may also terminate the membership of any of the general members of the Architectural Committee, at its discretion. Only Association members in good standing may serve as Architectural Committee members, although any actions that may be taken by the Architectural

Committee while a member who is not in good standing is serving on the committee are not subject to challenge for that reason.

4. **Operating Procedures.** The Architectural Committee shall operate pursuant to procedures that are fair and reasonable. It shall create and make a readily-accessible record of systems for its operation, which shall include processes, timelines, assignment of responsibilities, accountability and forms, as well as other procedures that are beneficial to the work of the committee.

These shall include systems for the processing of applications for permits, responses to complaints of property condition violations, recommendations to the Board for adoption of new rules, coordination with legal counsel and the conduct of meetings.

Robert's Rules of Order, or other mechanical rules of procedure, shall not apply to any of the process and procedures of the committee; rather, the committee shall proceed in all ways reasonably and fairly, with concern not only for the rights of the general membership to enforcement of the applicable rules, but also for the rights of individual members to a process that affords them respect as members, gives them a reasonable chance to participate in the process, and fairly considers their positions.