

GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION

**RESOLUTION ADOPTING A POLICY AS TO ARCHITECTURAL CONTROL
COMMITTEE: QUALIFICATIONS, APPOINTMENT AND LENGTH OF TERM OF
COMMITTEE MEMBERS**

WHEREAS, under the authority granted in the *Declaration of Covenants, Conditions and Restrictions of Grand Lake Estates* and the *First Amended By-Laws Of Grand Lake Estates Property Owners Association, Inc.* the Board of Directors of the Grand Lake Estates Property Owners' Association, may serve as or appoint an Architectural Control Committee (ACC); and

WHEREAS, the Board of Directors of the Grand Lake Estates Property Owners' Association appoints an Architectural Control Committee comprised of three (3) members; and

WHEREAS, Article IV of the *Declarations* states that the ACC Committee has the authority to grant or withhold architectural control approval; and

WHEREAS, the ACC Committee may authorize written waivers, alterations, and/or variances of building set back lines, minimum square footage and other items from compliance with the provisions of the Declaration, minimum acceptable construction standards or regulations and requirements, when the Committee in its sole discretion finds that such is necessary and meets the spirit and letter of the guidelines set out in the Declaration, including Sections 3.03 and 4.06, and such writing is recorded in the Official Public Records of Real Property of Montgomery County, Texas; and

WHEREAS, the Board of Directors wishes to clarify the qualifications, appointment and length of term of members of the ACC as addressed in Article IV.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Grand Lake Estates Property Owners Association (POA) provides organizational framework, resources, and support to the Architectural Control Committee, and may use the resources of the Property Owners Association to enforce Deed Restrictions and Covenants related to ACC applications if it deems the action appropriate.

RESOLVED FURTHER by the Board of Directors of the Grand Lake Estates Property Owners' Association that appointees to the ACC shall be volunteers who serve for terms of two years, with eligibility for re-appointment, not to exceed two consecutive terms, at the pleasure of the Board. ACC Committee appointments shall be made and affirmed at the September annual meeting of the POA Board of Directors beginning September 2010. ACC members can be removed with or without cause by the Board at any time. Any vacancies on the ACC for any reason may be filled by the Board for the remaining term of the ACC member being replaced.

RESOLVED FURTHER by the Board of Directors of the Grand Lake Estates Property Owners Association that ACC Committee members shall be owners of property in Grand Lake Estates and Members-In-Good-Standing of the Grand Lake Estates Property Owners' Association at all times during their tenure on the ACC Committee. **Member-In-Good-Standing** is defined as current annual maintenance charge paid in full; no outstanding accounts or monies owed to the Grand Lake Estates Property Owners Association; no uncured Deed Restriction violations for which the member had received written notice of and failed to cure within the time specified in the notice. To encourage the broadest community support and participation in the goals of the ACC, no specific degree, professional experience nor technical qualifications are required for ACC Committee membership. This is intended to allow any Grand Lake Estates Member-In-Good-Standing, who otherwise qualifies, to be considered for appointment to serve on the ACC committee.

RESOLVED FURTHER by the Board of Directors of the Grand Lake Estates Property Owners Association that members of the ACC Committee are charged with responsibility for:

- 1) receiving and maintaining Grand Lakes Estates Architectural Control Committee submittal packets.
- 2) meeting in-person with the Grand Lakes Estates Board of Directors ACC Liaison each week, or as needed, to review pending submittals for accuracy, completeness and compliance with *The Declaration of Covenants, Conditions and Restrictions of Grand Lake Estates* and compliance with the approved ACC application.
- 3) compiling and submitting to the Grand Lake Estates Board of Directors a monthly status report of received, pending and completed ACC applications.
- 4) maintaining courteous, effective and timely communication with the Grand Lake Estates Board of Directors, property management staff, ACC applicants, and other designated participants in the ACC application and construction process.

Resolution Moved, Seconded and Passed by (Majority) Unanimous Vote of the Board on the 19 day of August, 2010.

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By: