

Landscape Committee (LC) Charter

- Purpose: This advisory committee shall support the Executive Board in the performance of its responsibilities regarding proposed or actual changes to any landscape element of the common area property. This shall include a) making recommendations for Association initiated maintenance and improvements to the landscape and b) ensuring that requested owner alterations are consistent with the Declaration restrictions and the landscape standards and process approved by the Executive Board.
- Role:
 - Annually assess the condition of all elements of the landscape and make recommendations for required corrective action and additions or alterations needed.
 - Monitor the health of the lawns and common area plantings; report any observed deficiencies to the Property Manager.
 - Implement the approved annual program of landscape improvements consistent with the approved budget.
 - Assist the Board in establishing and maintaining standards for any proposed or unit owner requested alteration of the landscape elements of the common area property.
 - Maintain and modify the *Request for Variance* process and forms, subject to Board approval, to meet the needs of the community.
 - Provide assistance to our residents in understanding the Declaration restrictions, the adopted Landscape Rules, and the *Request for Variance* process.
 - Receive, review and act upon (approve or deny) *Request For Variance* applications and forward to the Board for its review and final decision. Maintain records of all applications.
 - In conjunction with the Property Manager, inspect at completion all approved significant common element alterations to ensure compliance with the requirements of the approved *Request for Variance*.

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- Organization:
 - The LC is a standing committee with three or more resident members (except Board members). The committee members shall select the chairperson. Nominal term of service shall be one year, however terms may be renewed. The committee members are appointed under the provisions of the Associations Bylaws, Article IV, Section 4.4.
 - The committee shall meet as frequently as is necessary to perform its role. Recommendations and decisions shall be established by consensus of the members.
- Board Communications:
 - One director, chosen by the Executive Board, shall act as liaison between the committee and the Board. The liaison is not a committee member, and would not normally attend meetings unless requested by the chairperson or the liaison. Rather the liaison's role is to facilitate communication with the Board by sharing the Board's perspective on certain issues and passing on the decisions and recommendations of the committee to the Board.
 - The chairperson of the committee shall attend Board meetings as deemed appropriate by the committee or when requested by the liaison and/or the Executive Board.

Adopted by vote of the Executive Board on May 9, 2008.

President, James Greeson

Secretary, Diane Gerber