

CHARTER  
ARCHITECTURAL CONTROL COMMITTEE  
HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION

I. AUTHORITY

As recorded in Article XI of Hot Springs Village Covenants and Restrictions dated April 20, 1970.

II. JURISDICTION

All properties as defined in Article I of Hot Springs Village Covenants and Restrictions dated April 20, 1970.

III. PURPOSE

- A. To protect the general character, appearance and use of Hot Springs Village.
- B. To protect and enhance the property values and environment of Hot Springs Village.
- C. To evaluate residential and commercial construction or alterations in regard to nature, kind, shape, height, materials, location and harmony of external design with the surroundings and topography.
- D. To interpret and administer the Covenants and Restrictions of Hot Springs Village as they relate to matters within the purview of the Architectural Control Committee.

IV. ORGANIZATION AND APPOINTMENT

- A. The committee shall consist of five members of the Property Owners' Association, one of whom shall be selected by the Developer. All members, except for the one selected by the Developer, shall be recommended for appointment by the POA Board of Directors, and approved by the Developer.
- B. Committee members shall be appointed prior to the regular April Board meeting for staggered 5-year terms. Appointments made to the committee to fill a vacancy shall serve the balance of the term vacated.
- C. The Committee chairman shall be a voting member to resolve tie votes and shall be selected annually by vote of the Committee members for a term of office not to exceed one year and shall not succeed himself.
- D. A member who will be absent may give his proxy to another member.
- E. The P.O.A. shall provide an Administrator(s), Inspector(s) and secretarial services none of whom shall be a member of the Committee.

V. FISCAL POLICY

It is intended that fees collected shall be at least sufficient to maintain the Architectural Control Committee and staff and the P.O.A. shall review its fee structure periodically to determine its adequacy to insure that the Architectural Control Committee and its functions are financially self-sustaining.

VI. ENFORCEMENT

- A. The Committee shall review violations and shall make recommendations to the General Manager and the Board of Directors of the Property Owners Association for enforcement.

VIII. DUTIES AND RESPONSIBILITIES

- A. To establish criteria for building construction and associated items such as propane tanks, boat docks, fences, walls, outbuildings, satellite antennas, etc.
- B. To establish criteria for any and all signs exclusive of street identification, major facilities direction, and traffic control signs.
- C. To review applications and plans for all of the above and to render a decision relative to approval or denial of said applications.
- D. To establish through the Administrator a means of reporting and keeping permanent records relative to the above.

VIII. LIMITATIONS

- A. The Committee shall not make commitments of Association funds.
- B. The Committee shall not have the authority to hire or fire personnel but may make requests and/or recommendations to the Board of Directors through the General Manager of the Property Owners' Association relative to personnel.
- C. No Committee member should be associated with any business activities that are directly related to his committee purview.
- D. Committee members are prohibited from accepting any form of gratuity, any form of remuneration from suppliers, contractors, realtors, property owners, or any other person doing business, attempting to do business, or in conflict or competition with the Property Owners' Association.

IX. DISCLAIMER

- A. No warranty or representation is made or should be implied by any individual owner that the actions of the Architectural Control Committee in the issuance of permits, inspection and approval of construction or otherwise is

intended as a tacit approval of the quality, safety, desirability, or suitability of such design or construction.

X. MEETINGS

Meetings shall be held at least monthly and minutes taken and recorded.

XI. REPORTS

Verbal and/or written reports shall be presented upon request at the monthly meeting of the P.O.A. Board of Directors.

Adopted 4-23-80, Amended 6-27-84, B.O.D. 6-4-86, B.O.D. 6-25-86, B.O.D. 9-20-89, A.C.C. 10-18-89 B.O.D., Amended 4-18-91, Adopted 4-24-91, 5-24-91, 9-8-92, 9-15-92, B.O.D. 9-23-92, 10-22-97, corrected 11-7-97, B.O.D. 4-28-99