

## Committee Charter

### Covenants and Rules Committee Fairway Pines Estates Owners Association

#### Mission:

To ensure the governing documents of the Association, including the Articles, By-Laws, Covenants, and the Policies, Procedures and Rules of the Association, are appropriate given the needs of the Association and changing conditions and legal requirements.

To review proposals by the Board for adopting or amending the Policies, Procedures, Rules, and Regulations of the Association, as described in Section 1 of the Association's Policies, Procedures, and Rules.

To provide oversight within the subdivision to ensure continuing compliance with the Covenants, rules, and regulations not related to architectural control (which is the responsibility of the Architectural Review Committee).

#### Responsibilities:

1. On a regular basis, committee will review Association governing documents, including the Policies, Procedures, and Rules, to ensure that they reflect current conditions both within the development and within the state.
2. As needed, make recommendations to the Board of Directors for additions, deletions, and changes to governing documents as recommended by property owners, committee members, or upon request of the Board.
3. As needed, assist the Board in preparing necessary materials for submission to property owners when a vote is required for changes to CCR&E's.
4. Educate both current and successive homeowners on the rights and responsibilities of purchasing property in a common interest community.
5. Work with the Compliance Officer to identify and review potential violations of the covenants and rules not related to architectural control and take necessary actions to assure compliance consistent with Section 6 of the Association Policies, Procedures, and Rules. The Compliance Officer will receive direction from the Committee Chair.
6. As described in Section 1 of the Association Policies, Procedures, and Rules, review and comment on proposals of the Board for adopting or amending the Association's policies, procedures, and rules.
7. Work with the Architectural Review Committee and the Board to resolve jurisdictional issues.
8. As a committee vested with independent decision-making authority as described in Article IX, Section 1(d) of the Bylaws, decisions of the Covenants and Rules Committee may be appealed to the Board. Consequently, the Committee shall keep minutes of

meetings; retain appropriate records; and administer funds according to established policies and procedures.

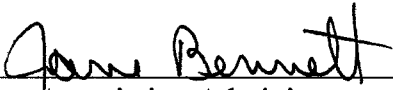
Committee Membership and Qualifications:

Chairperson and committee members are appointed annually by the Board of Directors. Members must be in good standing with the Association and should be knowledgeable in the affairs of the community. Members should have a working knowledge of the relevant Covenants and Association Policies, Procedures, and Rules, particularly Section 1 (Adoption, Amendment, Repeal, or Other Changes to the Policies, Procedures, Rules and Regulations) and Section 6 (Covenant and Rule Enforcement).

Meetings:

Meetings will be held as needed upon the recommendation of the Chairperson, committee members, or Board of Directors.

Adopted April 14, 2009

  
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Association Administrator