

SUNSET BAY HOMEOWNERS ASSOCIATION, INC.

LANDSCAPE ADVISORY COMMITTEE

**Board Resolution Adopting
Board Policy No. Committees - 02
As Adopted on June 6, 2009**

WHEREAS, it is in the best interest of the property owners and the Sunset Bay Homeowners Association to have a committee to assist in the development of policies and standards to maximize the benefits of the common grounds to all residents of the community; and

WHEREAS, the Board of Directors has identified the need for such a committee; and

NOW THEREFORE BE IT RESOLVED, that the Board of Directors of the Association does establish a committee as a standing committee of the Association as the Landscape Advisory Committee.

ASSUMPTIONS

It is assumed that the Architectural Review Committee (Covenant Article V) will retain responsibility for issues arising within the confines of privately held lots -- landscaping proposal review, prevention and enforcement of excess tree removal, tank screening, mailboxes, etc. It is assumed also that the routine location of focus of a Landscape Committee would be the non-constructed common subdivision land areas, including the road rights-of-way and the common landscape areas associated with the public boat dock, the main entrance signage and the boat storage yard. It is not intended that the focus of the Landscape Committee activities be related to the routine maintenance or replacement of permanent subdivision constructed hardscape such as the dock, boat ramp, street paving, electrical utilities, street and subdivision signage, fencing, etc. At which time the state of Virginia DOT assumes maintenance responsibilities of the subdivision road right-of-way, such location of focus areas would be reassessed. The routine activities of a landscape committee would be focused toward board-approved maintenance oversight of the common subdivision land areas listed herein, and any of which might include board-approved supplementary or corrective landscaping with turf or other planting.

OBJECTIVES

- (1) Functional and visual QUALITY CONTROL OVERSIGHT of unbuilt Common Property
- (2) COST CONTAINMENT OVERSIGHT for physical maintenance of such property
- (3) CLEARINGHOUSE for considering concerns and requests of property owners and Board of Directors regarding such property
- (4) Functional and visual QUALITY IMPROVEMENT of such property

MEMBERSHIP

- (1) Permanently a voting (odd) number of members
- (2) Initially three members unrelated to each other in terms of (a) shared ownership of one or

more lots, (b) family kinship, (c) investment relationship, and (d) any other financial, ownership, or familial relationship

(3) Eventually not to exceed five members unrelated to each other in terms of (a) shared ownership of one or more lots, (b) family kinship, (c) investment relationship, and (d) any other financial, ownership, or familial relationship.

(4) Approval and appointment of committee membership by the Directors.

RESPONSIBILITIES may include but not be limited to the following:

(1) Observe and report functional deficiencies within unbuilt Common Property to the Directors

(2) Review proposals by vendors for maintenance of such property and recommend to the Directors

(3) Review proposals by private lot owners for voluntary maintenance of Common Property fronting their lots and recommend to the Directors. An example of such review and recommendation to the board might be an owner-financed, owner-planted, and owner-maintained side slopes of drainage ditches fronting his lot for erosion control by means of low-growing, low-maintenance groundcovers in lieu of subdivision-financed, vendor-maintained, high-maintenance pasture grass

(4) Review proposed initiatives from private lot owners for improvement of such property and recommend to the Directors

(5) Initiate, solicit, and organize community work sessions within unbuilt Common Property

(6) Assist furtherance of quality of road rights of way toward standards for adoption of subdivision road infrastructure by the Virginia Department of Transportation

(7) Recommend to the Directors, upon request, criteria to govern landscape quality within Common Property.

(8) Advise the Architectural Review Committee upon request

(9) Assist resolution of unforeseen issues related to Common Property under advisement of the Directors

BOARD OVERSIGHT AND COMMITTEE LIASON

The Board President or other appointed director, as approved by a majority of the Board will be the assigned liaison between the board and the committee and responsible for overall oversight of same.