

Iron Horse Canyon
Homeowners Association

RESOLUTION

ESTABLISHMENT OF LANDSCAPING GUIDELINES

WHEREAS, Article I of the Articles of Incorporation of Iron Horse Canyon Homeowners Association, Inc. states that the purpose of the Corporation is to provide for the governance of the property owners association and for the operation and maintenance of the subdivision as may be required or permitted by the governing documents and state law; and

WHEREAS, Article IV of the Declaration of Restrictive Covenants, Conditions and Restrictions provides for the establishment of an Architectural Control Committee (ACC) to review construction plans for improvements of any character on any lot within the subdivision to determine if same meet the requirements of the Covenants, and if the appearance of the structure or improvement, as to the quality of workmanship and materials and conformity of external design, is in harmony with other structures in the subdivision and protects the values of the neighborhood and preserves the serenity and natural beauty of the surroundings; and

WHEREAS, Article IV of the Declaration assigns to the members of the Architectural Control Committee the full power and authority over Architectural Control for the Association; and

WHEREAS, Article VII of the Bylaws grants the Board of Directors the power to appoint committees from time to time as they may in their discretion decide are appropriate to assist in the conduct of the affairs of the Association; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby appoints an Architectural Control Committee (ACC), having the following terms of reference:

MEMBERS OF THE COMMITTEE:

The initial members of this committee shall be David Mann, Dana Mann, and Millard Richard Masling. Two of whom shall serve a one-year term and one of whom shall serve a two-year term. In the event of the death or resignation of any member, the Board of Directors shall have the responsibility to appoint a replacement member who shall serve the unexpired term of the retiring member.

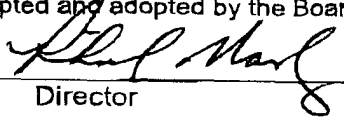
RESPONSIBILITY:

The responsibility of the Architectural Control Committee (ACC) is to fulfill its duties as outlines in Article VIII of the Restrictions and to act upon any violation of the Architectural Restrictions occurring on any lot in the subdivision.

In fulfilling its responsibility, the ACC shall enforce:

1. Landscaping plans for new construction will be provided with the request for approval from the committee.
2. The committee will notify the owner in writing if the submitted plans are approved or disapproved. If the submitted plans are not deemed approved/disapproved within thirty days, the plans will be deemed to be approved, so long as they meet the standards of the Association.
3. Upon completion of home, landscape installation will occur within thirty (30) days.
4. All areas viewable from the street shall be landscaped in accordance within the aforementioned thirty (30) days.
5. Owner will be responsible for all contract work completed on his/her property. They will be liable for any damage caused to the Association's common grounds or neighboring lots.

Accepted and adopted by the Board of Directors this 9th day of November 2004.


Director

Director

Director