

SORREL RANCH HOMEOWNERS ASSOCIATION

Community Enhancement Committee (CEC) Charter

Mission Statement: The CEC's mission is to make recommendations to the Board of Directors (the "Board") that will preserve, protect and enhance the economic value of the homes in Sorrel Ranch HOA, through a consistent and fair application of the Covenants, Conditions and Restrictions (CC&R's) and the Rules & Regulations. The CEC will strive to use principles of reasonable judgment for all homeowners dictated by standards set forth by the Board, outlining a procedural enforcement of CC&R's and the Rules & Regulations. The CEC does not enforce CC&R's, but makes recommendations to the Board for enforcement.

Code of Conduct: There will be a Code of Conduct expected of CEC members. All members will be expected to use their principles of reasonable judgment, fairness, and respect when performing "walkthroughs" or dealing with any homeowner on any matter involved in the CEC process. If a situation arises where a member has demonstrated that he/she cannot use reason, fairness or respect, that member will be asked by the Board of Directors to resign his/her position.

Standards for Recommending Procedural Enforcement to the Board: The CEC duties are to make recommendations to the Board for enforcement of the CC&R's and the Rules & Regulations for the Sorrel Ranch HOA. There will be aesthetic issues that will arise that are not easily determined by specific CC&R's and the Rules & Regulations and reasonable judgment will be relied upon..

Responsibilities: The CEC will conduct two (2) "walkthroughs" per year (June and August) and provide notice to owners whose properties are in violation of the CC&R's or Rules & Regulations. A "Walkthrough" will be conducted in June so homeowners may have a chance to address maintenance issues during the summer months. The August "walkthrough" will review summer violations and identify any new concerns. Our goal is to give homeowners a chance to plan for significant expenditures such as paint, dying trees, driveway and roof repair they will need to address in the following months. Ideally, this will provide homeowners with a timeframe to plan without having to file for hardship extensions.

The CEC will use a standardized Board-approved checklist when conducting the "walk-throughs". The checklist will be available on the website and/or from the Property Manager upon request. Homeowners are encouraged to use this checklist as a guide for preparing their property for the "walkthroughs" and also a reference for performing routine maintenance to their homes. The CEC will post notices of any upcoming "walkthrough" on the HOA website and/or make announcements at HOA meetings. There will be a designated timeframe in which homeowners will be able to bring their properties into compliance.

Number of Members: The CEC will be comprised of no more than seven (7) and no less than three (3) volunteer homeowner members. The term of each member will be for one year. CEC members can re-apply each year. Two homeowners/residents from one household cannot participate, even if one is a Board liaison, on the same committee. All members must be in good standing with the Sorrel Ranch HOA and have no unresolved violations.

Selection of Members: Openings will be announced via the HOA's website and/or at HOA meetings. On or before the 1st HOA meeting of the new fiscal year, applications for the CEC may be emailed to the Property Manager, mailed to the management company, or hand-delivered at the first HOA meeting of the new fiscal year. An interested candidate will provide a written statement to the Board as to why they feel they would be an asset to the CEC. The Board will vote on candidates if there are more candidates than open positions. The criteria for selection will be relevant past experience and level of expressed enthusiasm, as well as a desire to work

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as part of a team. The Board will strive to have all builder filings of Sorrel Ranch represented. After the Board has voted, the CEC members will be notified by phone or e-mail.

Committee Organization & Meetings: The CEC, at its first meeting of each year, will elect a chairperson, who will chair the CEC for one (1) year. The current charter will be reviewed and, if modified, presented to the Board for approval. Meetings will be held at least quarterly, from March to September (with no meeting in December), or as needed. The CEC may choose to conduct business via e-mail and/or meet more often to support their goals. Actual meetings will be open to all Sorrel Ranch homeowners.

Relationship to the Board, Management Company and Homeowners: The CEC advises and makes recommendations to the Board on CEC matters. The CEC Chair will forward all information, including the disposition of CEC requests to the Board and management company, and will work closely with the management company to make sure homeowner issues are processed in a timely manner. The CEC will further strive to alert the Board if there are any homeowner issues that may need the attention of the Board.

Finalized for Board Approval on: _____ April 17, 2014 