

**SUMMERS LANDING HOMEOWNERS ASSOCIATION, INC.
Policy Rules and Regulations No. 2005-02**

**Procedural Rule and Regulation to Clarify
ARTICLE IV, Architectural Control and Land Use
Paragraph 13, Architectural Control Committee**

Whereas: Article VI, Section 1, of the Bylaws of Summers Landing Homeowners' Association, Inc. provides that the Board of Directors (BOD) has the power to adopt Rules and Regulations clarifying the Declaration, and the power to adopt procedural Rules and Regulations to implement the Declaration, so long as such Rules and Regulations do not Conflict With the Declaration; and,

Whereas: The Board of Directors has determined that there is a need to implement the provisions of Article IV, Architectural Control and Land Use, Paragraph 13, Architectural Control Committee; and,

Whereas: Article IV, Architectural Control and Land Use, Paragraph 13, Architectural Control Committee, provides in part that "*The initial members of the Architectural Control Committee shall be selected by the Declarant until all Lots subjected to this Declaration and subsequent Supplemental Declarations have been conveyed by Declarant...*" and that "*In the event of the ...conveyance of the last Lot subject to this Declaration, ... the Board of Directors of the Association shall appoint a minimum of three Committee Members to serve for a term, the duration of which shall be determined by the Board of Directors*"; and,

Whereas: All Lots subjected to the Declaration and subsequent Supplemental Declarations have been conveyed to others by the Declarant,

Now, Therefore be it Resolved that the Board of Directors adopts the following Policy Rule and Regulation to implement Article IV, Architectural Control and Land Use, Paragraph 13, Architectural Control Committee.

1. The Board of Directors shall appoint a minimum of three Summers Landing homeowners to serve on the initial Architectural Control Committee (Committee) as soon as possible after approval of this Policy Rules and Regulations. The initial term of the members of the Committee shall be one year, provided however that this term of appointment may be changed by the Board of Directors at its discretion at any time.
2. In addition to the above three homeowner members, the Board of Directors shall, to assure continuity between the previous and current Committees, also appoint one member from the Declarant's Architectural Control Committee as a member of the Committee. This member's term of appointment shall be for a period of five years and may be extended by the Board of Directors at its discretion.
3. The Committee shall appoint a Chairperson as soon as possible. The Chairperson will be responsible for all official actions by the Committee. Copies of all official actions by the Committee shall be provided to the Board of Directors.

4. Review and Approval Procedures:

a. Modifications, alterations and/or additions to existing residences. The Architectural Review Application must be mailed by the homeowner(s) to the Summers Landing Homeowners Association Board of Directors. The Board of Directors shall submit the application to the Architectural Control Committee in a timely manner. The Committee shall review the application, including required supplemental information, to assure that it meets the requirements of the Master Declaration of Covenants, Conditions, Reservations, Restrictions and Easements (Covenants) and take action to approve or disapprove the application within 45 days of receipt of the application by the Board of Directors. The Committee shall have the authority, in accordance with the provisions of the Covenants, to approve or disapprove proposals for modifications, alterations and/or additions on any Lot within the Property, and shall further have final authority for the granting of variances under Article IV, Paragraph 12, Variances and Exceptions, of the Covenants for such modifications, alterations and/or additions.

b. Construction of new residences. The Architectural Review Application, including necessary plans and other information, must be mailed by the lot owner(s)/builder to the Summers Landing Homeowners Association Board of Directors. The Board of Directors shall submit the application to the Committee member appointed from the Declarant's Architectural Control Committee in a timely manner. That member shall review the application, including required supplemental information, to assure that it meets the requirements of the Master Declaration of Covenants, Conditions, Reservations, Restrictions and Easements (Covenants) and take action to approve or disapprove the application within 45 days of receipt of the application by the Board of Directors. The member from the Declarant's Architectural Control Committee shall have the authority, in accordance with the provisions of the Covenants, to approve or disapprove proposals for the construction of new residences on any Lot within the Property, and shall further have final authority for the granting of variances under Article IV, Paragraph 12, Variances and Exceptions, of the Covenants for new residential construction.

5. Notwithstanding the above, any decision by the Committee may be appealed to the Board of Directors for review. In the event of an appeal of any action by the Committee, the decision of the Board of Directors shall be considered final.

The effective date of this Policy shall be: October 11, 2005

I hereby certify that this Policy was duly adopted by the Board of Directors on October 11, 2005.

**BOARD OF DIRECTORS
SUMMERS LANDING HOMEOWNERS
ASSOCIATION, INC.**

By: /s/ James G. Hannigan_____
President