

Aesthetic Guidelines Committee Charter

The Somerset Owners Association Board of Directors has the authority to create standing or special committees according to Section 3.16 and advisory committees according to Section 3.18 of the Bylaws.

As such, the Board of Directors adopts this formal resolution to amend the Aesthetic Guidelines Committee Charter with the powers and duties set forth.

Purpose

The purpose of the Aesthetic Guidelines Committee (AGC) is to facilitate the continuance of the Somerset visual personality by reviewing and approving all properly submitted plans for development, changes, additions, and/or landscaping for existing and/or new units, **and to ensure compliance with the PUD and CC&R's for Somerset.**

Responsibilities

The AGC will render decisions on such matters as are subject to review, consideration or approval or as may be referred to the AGC by the Board. Any AGC denial of approval may be appealed to the board for further consideration. All homeowner information discussed by the AGC is confidential.

New, **revised** or additional design guidelines and regulations may from time to time be proposed by the AGC and recommended to the Somerset Owners Association Board (Board) for its approval.

Organization and Term

The Committee shall be composed of not less than three (3) nor more than seven (7) members, to be appointed by the Board, at least one of whom shall be a qualified member of one of the allied physical design professions, which includes the disciplines of landscape design, architecture, home design, civil engineering, land planning, and other related fields; provided that person holds a state license, or recognized certification within a national professional organization related to civil engineering, home design, construction, or landscape. The Committee shall also be comprised of a one Board member and one alternate Board Member, and a minimum of one homeowner in good standing who is not a Board member.

Committee members shall be subject to removal at the Board's sole discretion, and any vacancies from time to time existing shall be filled by appointment of the Board, except that the Committee need have no more than three (3) members. A quorum of the Committee shall consist of the lesser of a majority of committee members or three (3) persons. A decision may be rendered by a majority of committee members at a meeting at which a quorum is present.

Committee members need not be Lot Owners or officers, directors, or employees of the Association. The alternate Board member shall vote only when the primary Board member is not in attendance or in case of a tie vote.

Each January, AGC members may nominate and select from among themselves a non-Board member Chairperson and Vice-Chairperson, who shall be responsible for leading all meetings. In the absence of a committee chair or vice chair the attending board member may oversee running the meeting.

The AGC meeting calendar will be established on an annual basis for Board approval at its December Board meeting. Additional meetings may be scheduled, as necessary.

At least one of the assigned Board members is required to attend each AGC meeting. If neither Board member can be in attendance, the meeting will be rescheduled.

The Association's staff Aesthetics Director will attend all AGC meetings, record all meeting minutes, record submittal comments, provide information to the committee as requested and provide responses to submittals as directed by the committee, but will not serve as an AGC member.

The Aesthetic Guidelines Committee Charter was duly updated by the action of the Board of Directors on 24 February 2021

Adopted for Somerset Owners Association
by:

Attested By:

Mark Capalongan
President, Board of Directors

Bill O'Donnell
Secretary, Board of Directors