

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF BROADLANDS ASSOCIATION, INC.**

**(Charter for Covenants Committee)**

**WHEREAS**, Article 9, Section 9.1(a) of the Declaration provides that the Board of Directors shall establish a Covenants Committee, consisting of at least three persons appointed by the Board; and

**WHEREAS**, Article 9 of the Declaration sets forth the powers and responsibilities of the Covenants Committee; and

**WHEREAS**, the Board of Directors deems it necessary and in the best interests of the Association to establish a Covenants Committee to carry out the duties specified in Article 9 of the Declaration; and; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Covenants Committee is hereby established and the following procedures for this Committee are adopted and implemented:

**I. Appointment and Terms.**

1. The Board of Directors shall appoint at least three persons, who need not be an Owner of a Lot within the Property, to serve on the Committee.

2. The Board of Directors shall appoint persons to serve for a term of at least one year, but no longer than three years.

3. The Board of Directors shall determine the number of persons who will serve on the Committee and may change that number at any time.

**II. Powers and Responsibilities.**

1. The Committee shall have the powers and responsibilities set forth in Article 9 of the Declaration.

**III. Operations.**

1. The Board of Directors shall appoint a Chairperson and a Vice Chairperson of the Committee.

2. The Chairperson shall have the following duties:
  - a. Chair the meetings
  - b. Develop a meeting agenda;
  - c. Set a meeting schedule;
  - d. Serve as the liaison to the Board of Directors and represent the Committee before the Board on any matters.
  - e. Serve as the liaison to the General Manager and represent the Committee before the General Manager on any matters.
  - f. Ensure that the Committee is performing duties in this resolution and requested by the Board of Directors.
  - g. Ensure that notices of Committee meetings are provided in accordance with this Resolution.
  
3. The Vice Chairperson shall be responsible for the duties of the Chairperson in his or her absence.

#### **IV. Meetings.**

1. All Committee meetings shall be held in the Nature Center or other recognized meeting place of the Association.
2. All Committee meetings shall be open to the Association membership.
3. All Committee meetings shall be publicized in a manner that the Board deems appropriate.
4. Minutes shall be taken at each Committee meeting and shall include a record of attendance and all votes taken.
5. A quorum of members of the Committee must be present to conduct a meeting. Quorum shall be a majority of Committee members.
6. A majority vote of Committee members in attendance at a meeting at which a quorum is present shall constitute a decision of the Committee. All voting shall be conducted in open session.

The effective date of this Resolution shall be January 1, 2013.

This Resolution was duly adopted by the Board of Directors this

11 day of December, 2012.

BROADLANDS ASSOCIATION

By:

A handwritten signature in black ink, appearing to be 'B. Beahm', written over a horizontal line.


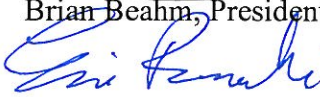
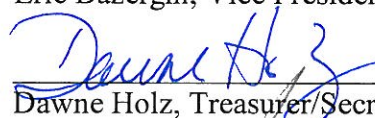
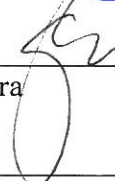

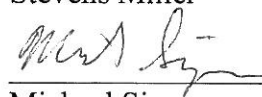
Brian Beahm, President

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held on December 11, 2012.

Motion by: Dawne Holz Seconded by: Eric Bazerghi

VOTE:

	Yes	No	Abstain/Absent
 _____ Brian Beahm, President	<input checked="" type="checkbox"/>	_____	_____
 _____ Eric Bazerghi, Vice President	<input checked="" type="checkbox"/>	_____	_____
 _____ Dawne Holz, Treasurer/Secretary	<input checked="" type="checkbox"/>	_____	_____
 _____ Gerry Alcantara	<input checked="" type="checkbox"/>	_____	_____
_____ Roy Barnett	_____	_____	<input checked="" type="checkbox"/>
_____ Denise Harrover	_____	_____	<input checked="" type="checkbox"/>
 _____ Stevens Miller	<input checked="" type="checkbox"/>	_____	_____
 _____ Michael Simpson	<input checked="" type="checkbox"/>	_____	_____
_____ Joe Wagner	_____	_____	<input checked="" type="checkbox"/>

ATTEST:

  
\_\_\_\_\_  
Dawne Holz, Secretary

12/11/12  
\_\_\_\_\_  
Date