

SKYESTONE COMMUNITY ASSOCIATION, INC

ARCHITECTURAL REVIEW COMMITTEE

CHARTER

1. Purpose

The purpose of the Architectural Review Committee (ARC) is to provide assistance in adherence to the Governing Documents, establish and oversee various community standards and review and approve Design Review Request applications for individual Lots and Community-owned facilities in the Skyestone community.

2. Responsibility

In carrying out its duties and functions, the ARC shall:

Be familiar with the Skyestone Community Association's Governing Documents as set forth by the Articles of Incorporation, Bylaws, CC & R's and Design Guidelines, as any of these documents may be amended from time to time.

Review applications and make decisions on all Design Review Request applications for initial installation, modifications and alterations to the landscape or architectural plans for individual Lots and Community-owned facilities; all in compliance with CC & R's and Design Guidelines.

Regularly recognize and note any shortcomings in adequacy and application of the Design Guidelines. At least once annually, conduct a complete review and update of the Design Guidelines.

Facilitate Residents compliance with the Governing Documents. In the event of non-compliance with the Governing Documents, the ARC shall provide written evidence of such non-compliance with its recommendations for actions to the Board of Directors. Be alert to architectural problems shared by Residents and seek a solution to these problems with periodic revisions to the Design Guidelines.

Prepare informative articles for the Community newsletter in accordance with instructions from the Board of Directors.

Meet monthly, or as often as necessary to complete Design Review Request application reviews and attend to other issues as appropriate. Committee members should expect to spend individual time outside of meetings, as required, to review and act upon Design Review Requests throughout the month. Committee members may need to visit Owner's properties to make informed decisions.

Act on a consensus basis. An Owner has the right to request reconsideration of a decision made by the ARC. If, following reconsideration by the ARC, the Owner is not satisfied with

the outcome, the Owner has the right to appeal the reconsideration decision to the Skyestone Board of Directors in accordance with provisions of the Governing Documents.

The ARC shall have the exclusive right to final determination of approval/disapproval on all applications received.

3. Term

ARC members shall be appointed and serve a term of three years. Any vacancy on the ARC shall be filled through appointment by the Board of Directors.

4. Organization

The ARC will consist of at least (3) and no more than (7) Residents appointed by the Board of Directors. A Board Liaison and the Community Manager will also be part of the ARC in a non-voting capacity.