

DEL WEBB SUNBRIDGE HOMEOWNERS ASSOCIATION, INC.

RESIDENT LANDSCAPE ADVISORY COMMITTEE CHARTER

RECITALS

WHEREAS, Del Webb Sunbridge Homeowners Association, Inc. (the “Association”) is governed by that certain Amended and Restated Community Declaration for Del Webb Sunbridge, recorded at Official Records Book 5728, Page 1580, of the Public Records of Osceola County, Florida (the “Declaration”), as amended from time to time, as well as the Bylaws of Del Webb Sunbridge Homeowners Association, Inc. (the “Bylaws”); and

WHEREAS, pursuant to Section 9.1 of the Association’s Bylaws, the Board may appoint such committees as deemed appropriate and may fill any vacancies on such committees without the need for Membership approval; and

WHEREAS, pursuant to Section 10.1 of the Declaration the Association is responsible for maintaining the landscaping on the Common Areas within the community; and

WHEREAS, pursuant to Section 10.15 of the Declaration the Association is responsible for many aspects of landscaping on the Lots within the community; and

WHEREAS, due to the complexities of the community’s landscaping as well as the desire to have additional input from the community on the Association’s landscaping, the Board has determined it best to create a Resident Landscaping Advisory Committee (the “Committee”);

WHEREAS, the Board believes that it is desirable to create a Charter to govern the Committee’s formation, operations and duties; and

WHEREAS, this Charter is designed to comply with both the Association’s Declaration, the Bylaws, and Florida Statutes; and

NOW THEREFORE,

BE IT RESOLVED THAT:

The above-mentioned Recitals are hereby incorporated and made a part of this Resolution as if more fully set forth herein.

I. PURPOSE. The primary purpose of the Committee is to foster an effective working relationship between all residents of the Association, the Association’s Board of Directors, and Property Management Company in dealing with landscaping matters that affect the community at large as well as the individual lots within the community. The Committee is advisory only and will serve as a focal point for gathering input from residents regarding community landscaping in cooperation with the Board and the landscaping vendor to help formulate solutions to meet emerging needs as the community evolves. This Committee is expected to perform weekly landscaping inspections throughout the property and will meet once a month, or as needed, with the Property Management Company for the Committee members to report their findings. These findings will ultimately be presented to the Association’s Board of Directors by either the Property Management Company or the Committee itself as determined by the Board of Directors from time to time.

II. RESPONSIBILITIES. The responsibilities of the Committee are determined solely by the Board of Directors and are subject to change from time to time. At present these responsibilities consist of the following:

1. Help promote a positive community image for Del Webb Sunbridge.
2. Perform periodic inspections as directed from time to time from the Board of the landscaping throughout the common areas and residential lots of Del Webb Sunbridge.
3. Provide support and guidance to the Board or the Property Management Company based on the information learned from inspecting the community and interfacing with the Association's membership.
4. Facilitate effective communications with residents on topics germane to landscaping issues in the community.
5. Facilitate input from residents as matters arise that affect the community at large in a balanced and unbiased manner.
6. Provide support and guidance to the Association Board and the Property Management Company in mediating issues that may arise from time to time that may impact all residents, groups of residents, or individual residents.

III. Limitations

While the Board values the homeowner committee members volunteering to serve their community, in order to facilitate proper Association governance, it is important that limitations be placed on the authority and actions of the committee members. Accordingly, the following limitations shall be observed by Committee members at all times:

1. Members shall make no representation to any party, be them fellow residents, vendors, or otherwise, that the Committee speaks on behalf of, or has the ability to control the decisions of, the Board of Directors or the Property Management Company.
2. Members shall only perform the duties outlined by this Charter, the Association's Board of Directors and the Property Management Company.
3. Members shall never enter the property of anyone without the property owners' express invitation.
4. Members shall not commit to the expenditure of Association funds in anyway.
5. Members shall not commit the Association or its Property Management Company to any position on any matter.
6. Members shall not conduct themselves in a manner that will undermine the Committee's ability to maintain an effective working relationship with the membership, Association vendors, or the Property Management Company.

II. MANNER OF ORGANIZATION.

A. Membership

1. The Committee shall consist of as many members as deemed necessary by the Board of Directors. Committee members, may be removed or replaced from time to time by the Board of Directors at the Board's sole and absolute discretion. The Board has the exclusive power to appoint and remove members to the Committee. All members of the Committee shall:

- (a) Be owners and full-time residents of the community;
- (b) Be current in amounts owed to the Association;
- (c) Abide by all rules and restrictions in the community; and
- (d) Be able to physically attend scheduled meetings with the Association's Board or Property Management Company. However, a member may be excused from attending a scheduled meeting on occasion for reasonable cause.

2. The Board shall appoint one Chairperson who is responsible for all communications to and from the Board; however, the Chairperson may delegate this responsibility to another member of the Committee from time to time if so desired.

3. Members of the Committee shall serve without compensation.

B. Term.

There is no specific term of office for members of the Committee. Committee members may be removed or appointed at any time by the Board of Directors.

III. MANNER OF OPERATION

The Committee shall conduct its business in the best interest of the Association, and in accordance with Florida Statutes, this Charter, and the Association's governing documents.

A. Communications:

1. The Committee shall provide an organized channel of communication between members, residents, the Association's Community Association Manager and the Board.

B. Authority:

1. The Committee is not authorized to financially or legally obligate the Association in any manner (i.e. contract for services, hire contractors, borrow money, purchase equipment or supplies or approve such a request on behalf of the Association) unless it has been specifically approved by the Board.

2. The Committee does not have the authority to speak on behalf of the Board of Directors or the Association as a whole.

IN WITNESS WHEREOF, I have affixed my name this on the date indicated below.

Sign: _____

Print: _____

As the President of Del Webb Sunbridge
Homeowners Association, Inc.

Date: _____