

CORNERSTONE PARK COMMUNITY ASSOCIATION, INC.
RESOLUTION CONCERNING THE ARCHITECTURAL REVIEW COMMITTEE

WHEREAS, Cornerstone Park Community Association, Inc. ("Association") is a planned community created by the filing of a Declaration for Cornerstone Park on December 22, 2000;

WHEREAS, The Declaration and Bylaws provide for the creation and operation of an Architectural Review Committee ("ARC"), but the language regarding the committee conflicts within the governing documents;

WHEREAS, Some provisions for the ARC are left undefined and subject to interpretation, and previous Boards have not adopted a formal policy regarding the ARC;

WHEREAS, The Association has determined it is in the best interests of the Association to adopt a resolution better defining the ARC's composition and duties based on the language of the Declaration, Bylaws and rules of reasonableness and past practice; and

WHEREAS, The Board of Directors met with and discussed the following resolution with the ARC, and the ARC is signing this document to express its support of the Association's actions.

NOW THEREFORE, The Board of Directors provides the following language as to ARC composition and responsibilities:

RESOLVED, That the Association adopts the following Resolution Concerning the Architectural Review Committee.

Architectural Review Committee ("ARC")

The ARC shall consist of one member appointed by each Sub-Association (single family homes, cottage homes, and town homes) and then one or two "at large" members appointed by the other members of the ARC, whichever number is required for the total number of members of the Architectural Review Committee to be an odd number. (Reference: Declaration Article X, Section 2)

The Association ARC is of limited jurisdiction and scope. The ARC does not have authority over "ordinary and routine repairs and maintenance to a Dwelling or other Improvement on a Lot." The ARC has authority with respect to Lots and Sub-Association Common Elements that adjoin the right of way of the street and improvements thereon that are visible from the street, excluding items within a dwelling visible from the outside only because of the transparency of doors, walls or windows. (Reference: Declaration Article X, Section 1)

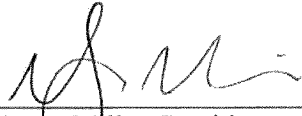
Unless otherwise noted, no site preparation of, no change in grade or slope, no construction of any Dwelling or other Improvement or exterior additions or exterior alterations to any Dwelling or other Improvement, and no construction of, or alterations or additions to, the exterior of any other Improvement shall be commenced, nor shall any of the same be placed, altered or allowed to remain, until the ARC has approved in writing the Plans therefore. (Reference: Declaration, Article X, Section 1)

The ARC may adopt procedures for conducting architectural reviews and applications, as well as architectural guidelines, so long as these procedures and guidelines do not conflict with the clear language of the Declaration. The ARC guidelines will be reviewed annually by the ARC Evaluation Committee and by the homeowners in the Association at the community-wide annual meeting. Homeowner feedback will be provided to the ARC for updates and revisions to the ARC Guidelines on an annual basis.

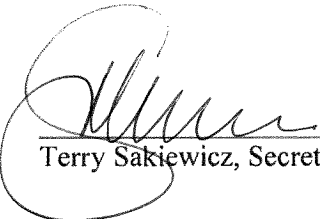
The ARC Evaluation Committee was established in the 2017-2018 year to assist in the guidance of the ARC in adopting design and technology changes and advances, and to monitor the fairness and effectiveness of the ARC. (Reference: Declaration, Article X, Section 3(c) and minutes from the 2017 Annual Homeowners' Meeting)

The Association Board of Directors hears appeals from the ARC. In addition, as the governing body for the Association, the Board of Directors has enforcement authority for the Declaration, including architectural violations. (Reference: Declaration, Article I and Bylaws, Article IX)

Adopted May 7, 2019.



Megan Miller, President



Terry Sakiewicz, Secretary



Heidi O'Connor, Chair
Architectural Review Committee