

Johns Creek Property Owners Association, Inc.
Board Policy #4

Subject: Architectural Control Committee

- 1) The Johns Creek Property Owners Association, Inc. ("POA") Architectural Control Committee (the "Committee") is hereby established pursuant to Article X, Section 10.4 of the Johns Creek Declaration of Covenants and Restrictions dated December 23, 2003, recorded in the St. Johns County, Florida public records at O.R. 2112, Page 651 (the "Covenants").
- 2) The Committee shall be responsible for enforcing the established Architectural Control Guidelines of Johns Creek, and other architectural-related provisions of the Covenants.
- 3) The Committee will report to the POA Board of Directors (the "Board"). Its members shall serve at the pleasure of the Board.
- 4) The Board shall appoint at least three members to the Committee, one of which shall be a member of the Board, and all of which shall be Johns Creek lot owners. One of its members shall be appointed the Chair by the Board.
- 5) The Committee shall meet to discuss its business as it deems necessary, or as otherwise directed by the Board. Meetings may be called by the Committee Chair or the Board by providing all Committee members reasonable prior notice. A majority of the Committee members shall constitute a quorum to conduct Committee business.
- 6) Any vote before the Committee must attain a majority of those present for passage. Should the Committee be unable to resolve any issue before it, such issue shall be referred to the Board for resolution. Further, the Board shall have the right to overrule any decision rendered by the Committee.
- 7) Notwithstanding the provisions of preceding paragraphs 5) and 6), the Committee Chair shall have the right and power, without convening a meeting of the Committee, to make routine day to day decisions relating to the Committee's responsibilities, and to assign such right to another Committee member or members in her or his absence.
- 8) The Committee Chair shall provide the Board any information it requests relating to its activities, and report any material event to the Board President. The Committee shall prepare minutes of all called meetings it conducts, and provide copies to the Board.
- 9) All Committee members must be in good standing with the POA.
- 10) Notwithstanding the previous provisions, the Board may assign any or all of the Committees powers and responsibilities to a private company experienced in such matters (the "Company"). Further, the Board may elect that the Committee act in an advisory capacity to the Board, rather than with the powers set forth herein.

Adopted: March 2, 2006

Revised: October 19, 2006