

**Amendments to Charters
Approved at 2016 Board of Directors Meeting
Villas at Blackberry Run HOA**

The following amendment to Landscape & Irrigation Charter was approved January 27, 2016:

Membership Structure: Allowing for 3-5-7 or 9 members including chairperson; giving chairperson the ability to designate “teams” for landscape and irrigation responsibilities; number of members on each team would be left to chairperson’s discretion and chairperson could appoint a vice chairperson to one or both teams after advising Board Liaison. *Motion seconded and carried*

The following amendment to all charters (ARC, CAC, CHC and L&I) was approved January 27, 2016:

Clarification on all committee charter’s in the section Committee Meetings regarding a tie vote: In the event an even number of members attend a meeting with a quorum present and a vote is taken resulting in a tie, the chairperson’s vote will not be counted, avoiding a tie vote thus allowing the matter to pass or fail. *Motion seconded and carried.*

The following amendment to Architectural Review Committee charter was approved March 23, 2016:

Responsibilities: ARC committee be clearly assigned responsibility for the regular, ongoing inspections of our sidewalks for safety hazards, and timely reporting to All In One Management Company, for notification to the County. Further that the ARC charter be amended to show sidewalk inspections for safety hazards as an ARC responsibility, and this reflected in the 10th bullet under, “In addition to the preceding, the ARC is responsible for: Provide general site inspections of responsibility areas on a regular basis, and at least monthly for unapproved alterations, modifications, over all proper maintenance, and safety, including all sidewalks. *Motion seconded and carried.*

The following amendment to Landscape & Irrigation Committee responsibilities was approved March 23, 2016:

BOD approved the suggested ways to conserve water usage, allowing the Landscape & Irrigation Committee the discretion, under appropriate conditions, to: 1)re-program zones on controllers/clocks to stop future irrigation to mature shrubs in front of homes and/or common areas; and/or 2)Irrigation Team can physically turn off selected spray heads.

Landscape & Irrigation Committee will monitor areas advising L&I Committee chairperson of any adverse conditions that may appear due to lack of irrigation, who will in turn advise the Board Liaison. At such time re-programming of the irrigation system will quickly be done to remedy and improve the affected areas/lawns/shrubs. Motion seconded and carried

The following policy was adopted by the Board of Directors at the September 5, 2016 BOD meeting:

Association volunteers shall follow our Association's attorney's advice of not subjecting our Directors and Volunteers to the legal risks associated with personal contact on potential covenant violations. Further, that understanding a volunteer's or Board member's personal assets could be at risk, and not covered by insurance, personal contact on potential violations prior to Violation Notices being sent out, or afterwards, will not be the Association's policy or permitted. All violation communications will be through our Property Management Company.