

Development Committee Charter

The By-Laws of The Dominion Homeowners Association, Inc. (“DHOA”) empowers the Board of Directors (“Board”) to appear advisory Committees of the Board. As such, the Board of Directors desires to appoint a Development Committee (“Committee”) whose purposes and responsibilities are to advise and assist the Board in overseeing and approving all new development of common infrastructure and the associated covenants and restrictions within the Dominion Planned Unit Development (“PUD”) as well as the ongoing maintenance program for all common DHOA infrastructures.

The scope of the Development Committee includes:

The major elements of developing a new neighborhood including streets, culverts, curbs, drainage, monuments, street and parking lighting, water quality basins, site plan approval, construction materials, sidewalks (if applicable), signage, etc.

The major elements of site plan review and recommendations to the Board of a set of covenants and restrictions for the development of that neighborhood that promotes and protects the quality, ambience and lifestyle of The Dominion.

The development of a set of supplemental covenants and restrictions for the development of commercial tracts of land within the Dominion PUD to guide the development process through the Development Committee, Architectural Control Committee (“ACC”) and Landscape Committee as appropriate. Development also involves the encouragement of good development of surrounding properties, even if they are outside of our area of control.

Other items as determined by the HOA Board of Directors. However, it does not include common land landscaping, irrigation and landscape lighting.

The duties of the Committee are to:

Review and recommend to the HOA Board all new Declarations of Protective Covenants for all new developments within the Dominion PUD. Reviews and recommends to the HOA Board any proposed modifications to existing Declarations of Protective Covenants for tracts of land within the Dominion PUD.

Review and work with developers on plan submissions for site plan review, street layout, parking, walls/fencing, perimeter security considerations, lighting, monuments, street signs, overall construction material, drainage/culverts, water basins, etc. Involve the Landscape Committee as appropriate in this process.

Review all work in new developments for compliance with the Protective Covenants and ACC building requirements prior to recommending acceptance of new infrastructure into the HOA. Assist HOA management in the development of a punch list of work items to be completed to satisfy all outstanding work items from the review process.

Review all requests for zoning changes and make any recommendations to the HOA Board as appropriate.

Work with developers of commercial property within the Dominion PUD. With the assistance of the Dominion legal counsel, work to develop an appropriate set of supplemental covenants and restrictions to provide a clear set of legal documents on the use of land restrictions and the respective roles and responsibilities of the parties in developing the tract of land. This includes the oversight by both the Development Committee and the Architectural Control Committee.

Make recommendations for the level of assessment fees for tracts of land within the PUD that are commercial and assessed under the non-uniform provisions of the PUD Umbrella covenants. Develop the rationale for that assessment in consideration of the use of HOA common infrastructure and make recommendations to the HOA Board.

Participate in certain common infrastructure projects that need oversight and direction. The reengineering of SAWS' hydraulic water delivery infrastructure for increased fire hydrant water capacity is an example of such a project. Provide oversight into any major maintenance projects involving infrastructure assets.

The Committee shall consist of not less than five (5) members and no more than (9) members appointed by the Board except as provided for below. Appointments shall be made annually by the Board based on a calendar year. In addition to the Committee members appointed by the Board, the Committee will have one liaison member from the Board who may also serve as Chairman of the Committee and one representative from management. Each member appointment shall be for a period of three years and appointments shall be for staggered terms. The Chairperson of the Committee shall be appointed by the Chairman of the HOA Board. There will be proactive in the recruitment of vacancies and prospective members must prepare and complete an application for approval and appointment by the Board. The committee membership needs the professional skill sets of building construction, architecture, etc to be able to perform its work knowledgeably.

The existing Committee members as of today's date, whose total number is currently 10, are grandfathered, with the Board to assign each Committee member a staggered term. There will be no replacement for the first Committee member who leaves the Committee unless granted by the Board.

The Committee shall meet at least monthly and at other such times as the Chairperson calls meetings. The Chairperson shall give all members of the Committee at least a 72 hour notice of the meeting time and place. Such notice may be in person, by telephone, email or mail, and a quorum for such meeting shall be a majority of the Committee members. Meetings shall be conducted in accordance with the Robert's Rules of Order. The scheduled monthly meeting shall be open to public discussion and comment.

The Chairperson, acting for the Committee, shall report to the Board in writing at least monthly or as requested by the Board, on actions taken by the Development Committee.

ADOPTED and signed this 23 day of October 2014 at a duly constituted meeting of the Board of Directors of the The Dominion Homeowners Association, Inc.