

**PIONEER HILLS OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE CHARTER**

WHEREAS, the following Recitals establish an Architectural Review Committee, and

WHEREAS, Pioneer Hills Owners Association executed and caused to be recorded that certain Articles of Incorporation for a Nonprofit Corporation on September 22, 2006, at Document No. 20061387796 of the records of the Secretary of State, State of Colorado, as subsequently amended and supplemented (the "Articles"); and

WHEREAS, Pioneer Hills Owners Association executed the Bylaws of the Pioneer Hills Owners Association on September 23, 2006; and

WHEREAS, Pioneer Hills, LLC ("Original Declarant") executed and caused to be recorded that certain Community Declaration for Pioneer Hills on October 11, 2006, at Reception No. B6145436 of the records of the Office of the Clerk and Recorder of Arapahoe County, Colorado (the "Records"), as subsequently amended and supplemented (the "Declaration");

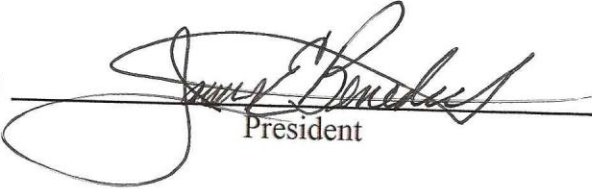
IT IS THEREFORE RESOLVED, that the Board of Directors of Pioneer Hills Owners Association hereby establishes the Pioneer Hills Owners Association Architectural Review Committee (PHOAARC, or "ARC") Charter as follows:

1. **Purpose**. As established in and by the Recitals, above.
2. **Number of Members**. As established in and by the Recitals, above.
3. **Appointment/Removal of Members**. As established in and by the Recitals, above. Term of non-board members shall be one (1) year.
4. **Appointment of Chairman**: The committee shall be chaired by a Board member and the chair appointed by the board.
5. **Meetings**. At least bi-annually and more often as determined by chairperson. The Chairperson will be responsible for compiling all notes and/or highlights from all its members during meetings.
6. **Reports**. The Chairperson (or other designated representative in his/her absence) shall report to the Board of Directors at the regularly scheduled Board of Directors meetings as to the approval, conditional approvals, denials and all communications received by the "ARC" directly from homeowners.
7. **Responsibilities**.

- a. The Committee is responsible for development of an Architectural and Landscape Design Rules document for any restrictions beyond those already described and enumerated in the governing documents;
 - b. Said Rules document will be presented to the Board of Directors for approval and if not approved will be amended by the Committee and resubmitted until approved by the Board of Directors;
 - c. The Committee will review the governing documents as identified in the Recitals above and the existing Rules on an annual basis and report any suggested amendments to the Board of Directors no less than 90 days prior to the next scheduled annual meeting of the homeowners;
 - d. The Committee will be responsible for developing an Architectural/Landscape Review protocol, to be approved by the Board of Directors, describing the process by which Design Requests are submitted, processed, reviewed, challenged and adjudicated.
8. **Authorizations.**
- a. The Committee shall have the authority to approve, approve with conditions, deny requesting additional information, or deny design requests submitted by homeowners. All Committee decisions that are contested by the homeowners will then be determined by the Board of Directors as directed in the governing documents in the RECITALS above.
9. **Amendment/Revocation.** This ARC Charter may be amended or revoked by majority vote of the Board of Directors at any time.
10. **Association Documentation.**
- a. The Committee is responsible for the development of the Architectural and Landscape Design Rules;
 - b. The Committee is responsible for the development of the Architectural/ Landscape Protocol (EXHIBIT A);

(signatures on following page)

PIONEER HILLS OWNERS ASSOCIATION, INC.

By: 
President

This Architectural Review Committee Charter is adopted by the Board of Directors on the 13th day of February, 2019, effective on the 31st day of February 2019 and is attested to by the Secretary of PIONEER HILLS OWNERS ASSOCIATION, INC.

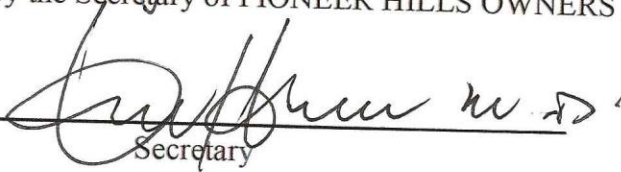
By: 
Secretary

EXHIBIT A

