

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

CHARTER: ROADS and GROUNDS COMMITTEE

Effective 1/1/2018

1. Purpose: Per Article VII, Section 1 of the Northtown Homeowners' Corporate Bylaws, this Committee's purpose shall primarily be to insure proper Maintenance and Preservation of the Associations' unenclosed Corporately owned Land holdings and improvements with the exceptions of: the 281 private Lots and the common facilities known as the "Clubhouse" and the enclosed "Pool Area".

2. Scope: All unenclosed Corporately owned "Common Areas"; including Northtown's Streets, Sidewalks, Pathways, Signs and all common area lighting, all utility easements, all landscaping, plants, shrubs, trees, irrigation, drainage, dust-control, weed-control, shade provisions, walkways, and wildlife habitat areas. This jurisdiction shall include the lead role in collaborations with the Architectural Control Committee regarding all fencing on or adjoining common areas.

2.2. Delegated Authorities: Under direction of the Roads & Grounds Director this Committee shall ...

- 2.2.1. Operate within the budget and Community Document spending constraint policies.
- 2.2.2. Oversee contractual performance of services and projects within the scope of it's charter.
- 2.2.3. Present detailed options for proposed common area Maintenance & Preservation.
- 2.2.4. From at least 3 bids for service or project contracts, present recommends for board approval.

3. Policy:

- 3.1 This Committee shall comply with all Arizona Revised Statutes for any quorum meetings.
- 3.2 An elected Board Director shall chair this Committee.
- 3.3 The Committee shall consist of the chair plus at least 4 other members.
 - 3.3.1 Beside the chair, only two other committee members may also be a sitting board director.
 - 3.3.2 Members are expected to meet the same standards as for board members. [ARS 10-3830]

4 Roles & Responsibilities:

- 4.1 Roads Sub-Committees: Roads & Grounds Director may charter and assign chairs to committees as relate to Northtown's Streets, Sidewalks, Pathways, Signs, and all Common Area Lighting.
- 4.2 Grounds Sub-Committee: The chair of this sub-committee shall have the authority to oversee and co-approve normal common area expenses for the necessary maintenance and preservation of all landscaping, plants, shrubs, trees, irrigation, drainage, dust-control, weed-control, shade provisions, walkways, and wildlife habitat areas of Northtown.

5. Enforcement: Failure of Members to follow these procedures may be cause for removal.