

Key Vista Villas Home Owners Association Covenants

Working Group Committee Charter

Adoption Date April 29, 2019

Purpose: The Committee is commissioned by the Board of Directors for the review of the Declaration of Covenants for the association.

Responsibilities: The Committee will review the proposed Declaration of Covenants, Version 10, and prepare it for presentation to the Association Counsel in accordance with the approved Mission Statement and with the ultimate goal of presentation for voting to the residents. Attachment #1

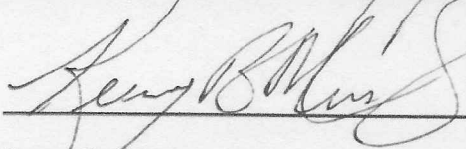
Term: The Committee is a standing Committee, subject to review on a quarterly basis by the BOD. Committee shall be terminated at completion of the mission and presentation of the Covenants to the residents for a vote.

Organization: The Committee shall consist of not less than 3 members and no more than 7. The Committee will meet and work as needed, including but not limited to; face-to-face, phone, email, and conference calls allowing participation by both fulltime residents and seasonal residents in order to accomplish the mission. The Committee will meet formally, as called by the Committee Chairperson

Relationship to the BOD: The Committee Chair shall report to the Board at the monthly scheduled meetings. The Vice President of the BOD shall act as the liaison officer with the Committee.

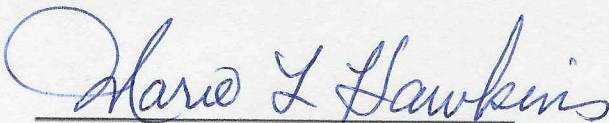
Funds: No specific funds are earmarked for the Committee. Expenditures shall be from the General Operating Funds.

Counsel Contact: Shall be only with the BOD Liaison present. Appointments shall be made by the BOD Liaison. Liaison shall have final say on scheduled counsel contact. Liaison shall notify the BOD President and Treasurer of counsel appointments and associated costs.



Kerry Cushing

President



Marie Hawkins

Secretary

1 Attachment, Approved Mission Statement

KEY VISTA VILLAS HOA, INC.
Working Group
On Proposed Changes To
Declaration Of Covenants, Conditions And Restrictions

Mission

- To take the proposed changes and break them into related groupings, with the intention of allowing separate votes on each grouping.

Strategies

- There will be absolutely NO attempt to rewrite or modify the proposed changes.
- The Working Group will not include any members of the KVV Board of Directors, any residents who previously worked on the proposed changes or their spouse.
- There will be a BOD member assigned by the BOD as liaison. The liaison will only be an observer, acting as the communication medium between the Working Group and the BOD.
- The members of the Working Group will select one member as a chairperson.
- One major grouping will be all the "clean up" of obsolete and outdated areas.
- Substantive changes will be broken out, so they may be voted upon individually.
- The attorney for KVV will be consulted on appropriate groupings and brief explanations. The explanations will be presented in "simple to understand" language.
- All communication with the KVV attorney will only be to or from the Working Group Chairperson, with the BOD liaison always included as an observer.
- KVV attorney to be notified by appropriate BOD member of Chairperson's authority to communicate with attorney, on behalf of Working Group.
- Delivery of the final effort will be as prompt as possible, however the schedule of the KVV attorney will have a great impact on the final delivery date.