

McCormick Ranch Property Owners' Association, Inc.

LANDSCAPE COMMITTEE CHARTER

I. Purpose

The primary functions of the Landscape Committee are to assist the Board of Directors in fulfilling its beautification and maintenance responsibilities regarding McCormick Ranch common areas and signage. The Committee will also encourage continuous improvement in preserving and enhancing the community's common areas.

II. Organization

The Board President shall appoint a Board Member to serve as the Committee Chair, and the Committee shall serve at the pleasure of the Board. The Committee shall include at least three (3) McCormick Ranch Board Members and the Executive Director as an ex officio, non-voting member. The Committee may invite other individuals with relevant expertise to participate in meetings as needed, without voting rights.

III. Member Requirements

Committee members must be current on all assessments and any maintenance charges assessed pursuant to Article XI, Sections 2 or 3 of the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easement for McCormick Ranch. Committee members must have no open and unresolved violations. For purposes of this requirement, "open" means visible from neighboring properties, the public street, or the common area, and "unresolved" means that the MRPOA has notified the Committee member of the violation, and the Committee member has not corrected the violation within the required timeframe.

IV. Term of Office

Committee members shall serve for one year.

V. Meetings

The Committee shall meet as needed at a time and location agreed upon by the Committee members. The Committee shall regularly report its meetings to the Board of Directors.

VI. Responsibilities

To fulfill its responsibilities and duties, the Landscape Committee shall perform the following:

1. Conduct at least an annual review and evaluation of all landscaping managed and maintained by the Ranch.
2. Work directly with staff to provide recommendations and alternatives to the Board of Directors concerning the current landscaping maintenance and long-range strategic planning.
3. Serve as the point of contact with the Executive Director concerning maintenance of current landscaping and adherence to Association landscaping standards.
4. Work with the Executive Director to provide landscaping reports to the Ranch Membership and the Board of Directors as needed.
5. Update the Ranch website regarding the committee's actions and developments in the community related to landscaping.
6. Review landscape changes from HOAs within the Ranch and recommend to the ACC/ARC regarding approval, denial, etc.
7. Drive the Ranch quarterly or as needed with the Executive Director and Landscape Supervisor to inspect common areas within the Ranch and report landscape and/or maintenance issues that must be addressed.

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VII. Reporting

The Committee shall provide written reports to the Board of Directors after each meeting, summarizing key discussions, decisions, and recommendations.

VIII. Code of Conduct

All Committee members are expected to act with integrity, maintain professionalism, and respect confidentiality. Breaches of conduct may result in removal from the Committee.