

BLUE MOUNTAIN LAND AND HOMEOWNERS ASSOCIATION

Architectural Advisory Committee Charter Approved January 14, 2021

I. PURPOSE

The Board of Directors (the "Board") of the Blue Mountain Land and Homeowners Association ("BMLHA") has established the Architectural Advisory Committee ("the Committee") to assist with enforcement of the Blue Mountain Protective Covenants (attached hereto and hereinafter referred to as "the Covenants"), which were adopted and recorded in 1967 as deed restrictions to protect the safety, character and quality of the Blue Mountain neighborhood. Specifically the Committee is charged with carrying out the responsibilities relating to Covenant 12, which provides: "All plans and specifications for construction of buildings or other improvements shall be submitted, prior to the commencement of any such construction, to Blue Mountain Corporation for review and approval as to conformity of such plan and specifications with these protective covenants."

II. MEMBERSHIP

The Committee be comprised of two (2) or more members of the BMLHA who are appointed by the Board for a term of three (3) years. Committee members shall serve until their successors shall be duly appointed or their earlier resignation or removal. Any vacancy on the Committee may be filled by the Board. The chairperson of the Committee shall be appointed by the Board.

III. MEETINGS

The Committee shall meet as often as its members deem necessary to carry out its responsibilities, but in any case shall meet at least annually. Any Committee member or member of the Board may request the chairperson of the Committee to call a meeting, provided that a majority of the Committee members or the Board may call a meeting of the Committee. Meetings of the Committee may be held telephonically or by means of other technology. A majority of the members of the Committee shall constitute a quorum for the transaction of business.

The chairperson of the Committee shall be responsible for scheduling all meetings of the Committee and providing the Committee with a written agenda for each meeting. The chairperson shall preside at the meetings of the Committee and report regularly to the Board on the Committee's activities, findings and recommendations. The Committee shall ensure that minutes of its meetings are kept and provided to the Board.

The Committee may invite the Board, BMLHA members, outside consultant ants and/or counsel to attend all or any part of a Committee meeting as it may deem desirable or appropriate.

IV. RESPONSIBILITIES

The Committee shall:

1. Review plans and specifications that are submitted to the Board to ascertain conformity of such plans and specifications with the BMLHA Covenants. The Committee shall

not be responsible for obtaining plans and specifications from landowners, nor shall the Committee have responsibility for making aesthetic judgments about proposals that are otherwise in compliance with the Covenants.

2. Recommend to the Board approval or disapproval of such plans and/or specifications and, as appropriate, any modifications suggested to ensure compliance with the Covenants.

3. As the Committee deems appropriate, consult with landowners concerning suggestions to improve their proposed plans and specifications to ensure compliance with the Covenants and the residential and agricultural character of the BMLHA community.

4. Recommend to the Board potential members of the Committee in the event of a vacancy or a desired addition to the Committee.

5. Annually review the performance of the Committee and make any recommendations to the Board that may be appropriate in the judgment of the Committee.

V. AUTHORITY

This Charter is adopted by the Board for the benefit of all homeowners and may be amended or modified by the Board at any time.