

Horizons Village Property Owners Association Environmental Control Committee Charter

Board Approved on February 14, 2016

1. AUTHORITY

The authority of the Environmental Control Committee (ECC) derives from the Horizons Village Property Owners Association, Inc. (HVPOA) Covenants, Article III, Section 1, paragraph 4, and from the Bylaws of HVPOA, Article VII, Sections 1 and 4.

2. ORGANIZATION

The Environmental Control Committee (ECC) is a permanent operating committee of the Horizons Village Board of Directors (Board). The ECC is composed of three lot owners appointed by the Board at their initial meeting each year for a one-year term. Owners may be appointed for more than one year and the Board will replace any member who resigns or is dismissed by the Board when necessary.

3. PURPOSE

The role of the ECC is to meet with all owners intending to build on their properties and perform a site review to determine that all construction plans are compliant with the Covenants, Article III, Section 1., and present their findings to the Board for Board approval. The ECC will provide, for Board approval, a policy for the process of owners' requests for approval of construction plans. The committee has an option to do follow up post construction inspections and a requirement to do a pre-sale inspections of properties and report any non-compliant structures and/or activities to the Board.

4. AREAS OF FOCUS

- Review construction plans for driveways, houses, septic systems, and outbuildings larger than 200 sq. ft.
- Determine that requests for exceptions to the 75 foot setback rule are for a good reason.
- Determine that no more than 40% of property is cleared of tree cover and that no tree larger than 8" in diameter at 6' above ground is removed except for a good reason.
- Determine that construction is not to the detriment of other lot owner's property or HVPOA roads.
- Provide a timely processing of the application.
- Keep records of all Requests for Site Reviews, Site Plans, and Board Approval letters.
- Report any post construction and tree removal activities that contravene the Covenants to the Board.
- Present an ECC report at Annual Meeting.

5. PROCESS

The current HVPOA Site Review Procedures and Requirements can be found on the Horizons Village website: <http://horizonsvillage.org/hvpoa-policies>.