



CANYON RIVER HOMEOWNERS ASSOCIATION NEIGHBORHOOD QUALITY COMMITTEE CHARTER

Purpose: The purpose of the Neighborhood Quality Committee (NQC) is to promote the proactive care of all dwellings, ancillary structures, and landscaping on private property, according to the governing documents of the CCRs, as amended, and maintenance standards enacted by the HOA Board of Directors.

Composition: The NQC shall consist of a minimum of three (3) homeowners, appointed by the Board of Directors. Members will be appointed to serve a three (3) year term with the ability to be reappointed for a second consecutive term. When possible, the committee will consist of representatives from each neighborhood area (Estates, Anglers Bend Way, Cahill, Townhomes and future developments). A member of the Board of Directors will serve as a liaison and will be a nonvoting member of the Committee. The Chairperson, selected by the committee members, will be the primary point of contact and lead the committee in its responsibilities. Terms for NQC original members will begin at the committee's organizational meeting and for subsequent members, beginning at the committee's spring meeting.

Responsibilities:

- I. Assist and advise homeowners in understanding the documents governing the Canyon River Community, including: the Bylaws, CCRs, and any other applicable rules and regulations.
- II. As a committee, periodically evaluate the outward appearance of all homes and yards to identify areas or items of non-compliance.
- III. Create a process to evaluate change requests for existing structures and surrounding landscape changes.

Meetings: The NQC will meet quarterly, or as necessary to conduct committee business. Appropriate notes and information will be kept to document the committee's work. A meeting agenda and notes template is available upon request from Latitude Management.

Reporting:

- Report potential violations not meeting community standards to the Board of Directors and Latitude Management. This committee does not advise homeowners of existing violations. The Board of Directors will assess the report and follow up with homeowners where necessary, with tracking assistance by Latitude Management.
- Report observed trends regarding the condition of homes and properties in the community.
- The Committee Liaison will provide Committee updates to the Board of Directors at the Board's working meeting.

Termination: The NQC will continue until dissolved by the Board of Directors. The Committee may be dissolved by the Board of Directors if it is deemed to be inactive or not fulfilling its purpose.

Amendment: This charter may be amended by a majority vote of the Board of Directors and will be reviewed annually.