ST. JOHNS FOREST MASTER HOMEOWNERS ASSOCIATION, INC.

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ARCHITECTURAL REVIEW COMMITTEE CHARTER

WHEREAS, the Board of Directors has determined that the best interests of the Association and its members would be served if certain activities concerning architectural modifications to structures and adjoining landscape be under the oversight of a committee of the Members; and,

WHEREAS, the Board of Directors within their authority has the responsibility to establish such committees and charge those committees with duties and responsibilities;

NOW, THEREFORE, LET IT BE RESOLVED that there shall be a standing committee chartered as the Architectural Review Committee. This Committee shall provide oversight concerning architectural modifications within the community, and shall have the following responsibilities and authority:

1) The Committee shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of Article 14 of the Declaration of Covenants and Restrictions for St. Johns Forest Master Property Owners Association.

2) Committee shall maintain oversight over all modifications to buildings, walls, fences or other structures or improvements of any nature (including, but not limited to, additional rooms, swimming pools, spas**,** screen enclosures, patios, patio extensions, hedges, other landscaping (including removal of trees), exterior paint or finish (other than original colors), play structures awnings, shutters, hurricane protection, basketball hoops, mailboxes, decorative plaques or accessories, antennas, birdhouses, other pet houses, swales, asphalting, sidewalk/driveway surfaces or treatments, shallow well pumps or other improvements or changes of any kind, even if not permanently affixed to the land or to other improvements).

Note: Any change in the exterior appearance of any building, wall, fence, or other structure or improvements, and any change in the appearance of the landscaping, shall be deemed an alteration requiring approval.

3) A majority of the Committee may take any action the Committee is empowered to take, may designate a representative to act for the Committee and may employ personnel and consultants to act for it**,** such employment predicated on the approval of the Board of Directors.

4) The Committee and/or the acting reviewer shall have the right to charge a reasonable fee for review of proposed improvements or modifications to improvements, the amount of such fees to be determined by the Board of Directors from time to time.

5) The Committee may refuse approval of plans, specifications and plot plans, or any of them, based on any ground, including purely aesthetic grounds, which in the sole and uncontrolled discretion of the Committee seem sufficient.

6) The Committee shall consist of at least three (3) Association members but not more than five (5). One (1) will serve as Chairperson and one (1) as Secretary. This is in addition to personnel who might be employed by the Committee to assist in carrying out its responsibilities. Committee Members shall serve two year terms .Terms will expire at the regularly scheduled annual membership meeting in the second year of the term without regard to when a committee member is appointed. Committee members shall not serve

consecutive terms provided their are successors available to serve who have not previously served on the committee.

7) The Committee shall meet as often as necessary to complete its assigned responsibilities. Any committee member who misses three meetings during a calendar year will be removed from the committee.

8) The Committee will perform its duties in accordance with the appropriate sections of the Declaration of Covenants and Restrictions for St. Johns Forest Master Property Owners Association.