

CHARTER OF THE GOVERNING DOCUMENTS COMMITTEE

By resolution passed at its regular meeting held on August 19, 2000 the Board of Directors of the Pine Mountain Club Property Owners Association, Incorporated, hereby grants this charter to the Governing Documents Committee, a standing committee of the Association.

The governing documents of this Association are the Covenants, Conditions and Restrictions of the planned development known as Pine Mountain Club, hereinafter referred to as CC&Rs, and the articles of incorporation, the bylaws and the various rules of the Association.

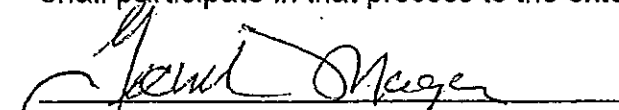
The Board of Directors hereby authorizes and directs the Governing Documents Committee to perform the following tasks:

1. This committee shall act as advisor to the Board in all matters involving the governing documents.
2. The committee shall complete all tasks concerning the approval and adoption of restated and amended CC&Rs with which it was charged when it was an ad hoc committee.
3. The committee shall prepare and propose to the Board amendments to the bylaws of the Association to bring them into conformity with any CC&Rs that have been approved by the property owners.
4. The committee itself may propose amendments to any of the governing documents directly to the Board for its consideration and appropriate action. If such amendments are to rules that affect a committee of the Association, they shall be submitted to the concerned committee for its comments and recommendations before submitting them to the Board for action.
5. The Board shall refer to this committee for review, evaluation, comments and recommendations proposals for amendments to the CC&Rs or to the articles, bylaws or rules of the Association whether originated by the Board, a committee or member in good standing of the Association, or a property owner. The committee shall make a written report of its conclusions and recommendations to the Board and to the committee, owner or member originating the proposal. If a proposal for an amendment to rules comes from a committee and concerns a rule that affects that committee, the report from the Governing Documents Committee shall be made


initially to the committee which made that proposal to enable that committee to consider that report and, if it so desires, submit a revised amendment to the Governing Documents Committee for further review, or it may submit its proposed amendment directly to the Board for its action.

6. If, after receiving the report of the Governing Documents Committee, the committee proposing an amendment to rules that affect it shall choose to submit that amendment directly to the Board for action, it shall also submit a copy thereof at the same time to the Governing Documents Committee. This will enable the Governing Documents Committee to submit its report or a revision of its report to the Board so that the report and the proposed amendment may be considered together.
7. This charter shall not prevent any owner of property in the development from submitting proposed amendments to any of the governing documents directly to the Board, but if such a submission is made, the Board shall refer it to this committee for its review and recommendations before taking action on it. Should an emergency arise that requires the immediate consideration of a proposed amendment to any governing document, the Governing Documents Committee shall make its review and give its recommendations based on oral or electronic communication by the committee to the Board. Otherwise, the committee shall consider any proposal for amendment to any governing document at its regularly scheduled meeting immediately following the submission of the proposal to the committee. If the committee requires additional time to study and consider a proposed amendment, it may continue the matter over to its next regularly scheduled meeting or notice a special meeting for its further consideration.
8. This committee shall advise the Board of the steps required to seek the approval of the owners in the case of a proposed amendment to the CC&Rs or of the members of the Association in the case of a proposed amendment to the Association articles or bylaws and shall participate in that process to the extent directed by the Board.

Signed:


Frank Maga, Chairman of the Board

Signed:


Carla Pillow, Secretary of the Board