

DEL WEBB ORLANDO
HOMEOWNERS ASSOCIATION, INC.
Community Guidelines Charter

WHEREAS, the By-laws of the Del Webb Orlando Homeowners Association, Inc. ("Association"), empowers the Board of Directors "Board") to appoint Committees of the Board. On January 21, 2020, the Board established the Rules Advisory Committee, and on October 23, 2020, redefined and renamed the Committee to the Community Guidelines Committee: and

WHEREAS, the Board desires to appoint a Member Select Community Guidelines Committee - ("Committee") to advise and propose modifications, additions or deletions to existing Rules and Regulations which are consistent with the Del Webb Orlando Restated Declaration of Covenants. This review will include the collection of empirical data from similar homeowner associations, input and feedback from homeowners and the Property Management staff, drafting revisions, and presenting recommendations to the Board. At least annually, the Board and/or Community Guidelines Committee shall review and reassess this charter for the committee's effectiveness, response, continuation, and recommend any proposed changes to the Board for approval; and,

NOW, THEREFORE BE IT RESOLVED that a Community Guideline Committee be established and serve in an advisory capacity to the Board and reports directly to the Board and in the manner as set forth and prescribed in Chapter 720 Florida Statutes, as amended from time to time.

AND BE IT FURTHER RESOLVED, that the Committee's existence is that of a standing committee but shall come to an end upon the direction of the Board if and when the Association has no further tasks for the Committee. Committee members shall serve at the pleasure of the Board.

Mission Statement

The Community Guidelines Committee serves in an advisory capacity to the Board of Directors and reports directly to the Board. The committee is charged with establishing sustainable rules and regulations that reflect the DWO mission and governing lifestyle values. The established standards will guide members' activities and allow the Board and Management to hold members accountable for their actions and adherence to recognized Community Guidelines. The Committee is charged with establishing a governance model that will ensure inclusiveness through structured dialogue soliciting feedback from residents and by exploring other 55+ Communities' precedent setting norms. The Committee shall draft new or suggest changes to guidelines and policies and provide recommendations to the Board that will enable the accountability from the HOA Members. Members of the Community Guidelines Committee shall be appointed and shall serve at the discretion of the Board.

AND BE IT FURTHER RESOLVED that the number of Members on the Committee ("Committee Member") shall be 3, 5, or 7 and 1 alternate if desired, and shall consist solely of Del Webb Orlando Homeowners Association, Inc., Homeowners [owners of record only are eligible to serve]. All Committee Members are regular voting members. The alternate does not vote unless a regular member is absent and the alternate attended the hearing.

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AND BE IT FURTHER RESOLVED that the Board shall appoint all Committee Members. No individual may serve on the Committee unless they have been appointed to the Committee by the Board. In addition, the Board imposes the following expectations of Committee members:

1. All Committee Members shall be Owners in good standing, may not have any open violations where more than a friendly reminder notice exists and shall be current in all of the Lot/Unit owner's financial obligations to the Association; and,
2. Committee Members may not be Officers, Directors or Employees of the Association; and,
3. Only one (1) Owner per Lot may serve on the Committee at any given time. If Owner and Owner's spouse or immediate family member own more than One (1) Lot within the Del Webb Orlando Homeowners Association, then there is no prohibition; and,
4. A co-Owner of a Lot where an Owner serves as a Board Member for the Del Webb Orlando Homeowners Association, Inc., may not serve on this Committee; and,
5. The Committee may recommend new Committee Member(s) to the Board by a majority of vote of the Committee Members. The Board is not obligated to appoint the Committee's recommended new Committee Member(s); and,
6. Any Committee Member may resign at the Committee Member's sole discretion at any time in writing, and any Committee Member may be recommended for removal from the Committee by the Board by an affirmative vote of the Committee; and,
7. The Board may remove a Committee Member with or without cause. The Committee will recommend removal of a Committee Member for non-participation or non-attendance. Non-attendance is defined as follows: missing two (2) consecutive Committee meetings resulting in a warning from the chairperson ("Chair"); missing three (3) consecutive meetings is grounds for the Chair to recommend removal from the Committee to the Board.

AND BE IT FURTHER RESOLVED that Committee Members shall not be entitled to, nor paid any fee for his/her services.

AND BE IT FURTHER RESOLVED that the Members of the Committee shall serve in an advisory capacity to the Board in the manner as set forth and prescribed in Chapter 720 Florida Statutes, as amended from time to time. The Committee is not authorized to take action independent of the Board unless the action is specifically assigned by the Board or by law, such as making findings of fact and recommendations after a hearing;

Committee Terms of Service

AND BE IT FURTHER RESOLVED that the terms of the Committee Members will expire when the Board has no further tasks for the Committee.

AND BE IT FURTHER RESOLVED that the Board may appoint another person as soon as practicable to fill any Committee Member vacancy; said Committee Member's service will fulfill the vacated seat.

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Committee Meetings


AND BE IT FURTHER RESOLVED that the Committee Members shall receive at least two (2) business days' notice of the time and place of all Committee meetings. Such notice may be in person, by telephone, by e-mail or by mail, and a quorum for such a meeting and the transaction of business shall consist of a majority of the Committee Members unless otherwise noted in this Charter or subsequent resolution by the Board.

AND BE IT FURTHER RESOLVED that every action, decision, or recommendation done or made by the Committee at a duly noticed meeting at which a quorum of the Committee is present shall be regarded as an action of the Committee. No Committee Member of the Committee may sign a power-of-attorney or proxy to another Committee Member, or non-Committee Member, to participate, act on behalf or vote on behalf of the Committee Member in any meeting of the committee.

AND BE IT FURTHER RESOLVED that the Committee shall maintain written minutes and attendance records for all meetings. All actions (or decisions) of the Committee shall be recorded in meeting minutes and by statute.

AND BE IT FURTHER RESOLVED that the Committee shall conduct its business in the best interest of the Association.

The undersigned, by affixing their signatures hereto, do hereby consent to, authorize, and approve of the foregoing resolution in their capacity as all the directors of the Association, as of this October 23, 2020.


Joanne Markiewicz – BOD President ^{10/23/2020}


Barb Demers – Board Member Liaison

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ADDENDUM TO CHARTER

To facilitate the Committee's progress to successfully achieve the goals of the Committee's Mission Statement, the following are proposed.

1. Conduct a detailed review of the current Del Webb Orlando Community Association Rules & Regulations with a view toward fairness and compromise to reflect the expectations, lifestyle and safety of DWO.
2. Create programs and facilitate processes with an emphasis on community education to promote accessibility and accountability across the HOA Members of in-effect Rules and Regulations that promote fair and equitable conditions.
3. Create a opportunities for open venues that enable the interaction between the Committee and the community members to gather and share information, ideas and opinions.
4. Forge the creation of a directory of other 55+ communities in order to request / explore their governing documents. And Review the information for possible adaptation into DWO guidelines.
5. Coordinate proposed proposals with the appropriate Board of Directors appointed committees, e.g., Communications Advisory Committee, Safety Advisory Committee, etc., prior to Board submission.
6. Provide the Board of Directors with substantive recommendations to revise the current document to include, but not limited to, clarifying, simplifying, amending, deleting, and creating new guidelines and information that more fully serve the DWO community.
7. Provide the Board of Directors with suggestions on presenting the Community Guidelines to the community to ensure familiarity with the majority of members with the intention of presenting the information and expectations that guide the DWO Community.
8. Ensure all proposals brought to the attention of the Board are consistent with the DWO Covenants Conditions & Restrictions (CC&R's) and other HOA Governing Documents, as well as applicable State and local Municipality laws.