

Covenants Committee Charter Comparison Chart Existing vs Update	
December 14, 2019, Adopted (Existing Charter Language)	August 22, 2023, Recommended Draft (Draft Changes Plus Existing Charter Language)
Tahoe Donner Covenants Committee Charter, December 14, 2019	Tahoe Donner Covenants Committee Charter, <u>August 25, 2023</u>
PURPOSE	I. INTRODUCTION A. Authority
Pursuant to the powers vested in the Board of Directors (“Board”) by the Articles of Incorporation, the Bylaws, and the Covenants and Restrictions of TAHOE DONNERASSOCIATION (“Association”), the Board hereby establishes the Covenants Committee as a standing committee of the Association:	Pursuant to the powers vested in the Board of Directors (“Board”) by the Articles of Incorporation, the Bylaws and the Covenants and Restrictions of the Tahoe Donner Association (“Association”), the Board hereby establishes the Covenants Committee (“CC”) as a standing committee of the Association.
	The CC is established and operates under the provisions of: <ul style="list-style-type: none"> ● Section 1, Article X, Restated Bylaws of Tahoe Donner Association ● Section 2, Article X, Restated Bylaws of Tahoe Donner Association ● Section 7, Article XIII, Restated Bylaws of Tahoe Donner Association ● Article VIII, Restated Bylaws of Tahoe Donner Association ● Resolution 2021-5, Committee Policy, Tahoe Donner Association Board of Directors, July 23, 2021, or as further amended by the Board.
	This CC Charter shall remain in effect as presented herein until such time as it is amended or revoked by the Board. Any changes, amendments or modifications hereafter may only be accomplished at

	a properly noticed meeting of the Tahoe Donner Association Board of Directors.
	<p>The Committee shall have no authority to act on behalf of the Association, other than to formulate and present recommendations to the Board related to its stated purpose as supported by the Declarations of Covenants and Restrictions.</p> <p>II. PURPOSE</p> <p>The purpose of the CC is defined by Section 7, Article XIII, Restated Bylaws of Tahoe Donner Association. The committee's purpose includes the following:</p>
A. The responsibility of the Covenants Committee shall be to oversee the administration and enforcement of the Governing Documents and Association Rules as they apply to property owners regarding use, care and maintenance of properties and the behavior of property owners, their guests and tenants.	<ul style="list-style-type: none"> • Oversee the administration and enforcement of the Governing Documents and Association Rules as they apply to <ul style="list-style-type: none"> ○ Property owners use, care and maintenance of properties and the behavior of property owners, members of the owners' families, their guests, tenants, and invitees. ○ Use and the behavior of property owners, members of the owners' families, their guests, tenants, and invitees on Tahoe Donner owned property.
B. The Committee may hold hearings in cases where property owners, their guests or tenants have allegedly violated those portions of the Governing Documents and Association Rules that apply to use, care and maintenance of property and behavior of the property owner, their guests and tenants. After due process, the Committee may apply fines consistent with the Board approved fine schedule for violations and request other sanctions established by the Board of Directors.	<ul style="list-style-type: none"> • Holding hearings in cases where property owners, their guests or tenants have allegedly violated those portions of the Governing Documents and Association Rules that apply to Association Rules that apply to the property owner, members of the owners' families, guests, tenants, and invitees after proper notification, and is repeated within a 12-month span. After due process, the Committee may apply fines consistent with the Board approved fine schedule for violations and request other sanctions established by the Board of Directors.

<p>C. The Committee shall periodically review Governing Documents and Association Rules under its oversight and may recommend changes to existing rules and propose new rules as necessary to keep current with changing conditions and requirements.</p>	<ul style="list-style-type: none"> Periodically review Governing Documents and Association Rules under its oversight and may support and collaborate with staff to recommend changes to existing rules and propose new rules as necessary to keep current with changing conditions and requirements.
<p>AUTHORITY</p>	
<p>The Covenants Committee is established under the provisions of:</p> <ul style="list-style-type: none"> Section 1, (Committees of Directors), and Section 2 (Meetings and Actions of Committees), ARTICLE X, (Committees), Restated Bylaws of Tahoe Donner Association. Resolution 2005-8, Committee Policy, Tahoe Donner Association Board of Directors, September 15, 2005. ARTICLE VIII, (Board Meetings), Restated Bylaws of Tahoe Donner Association Section 7, (Covenants Committee) ARTICLE XIII, (Breach and Default), First Restated Declaration of Covenants and Restrictions of Tahoe Donner Association. 	
<p>The Committee shall have no authority to act on behalf of the Association, other than to formulate and present recommendations to the Board related to its stated purpose and to administer items A, B, & C listed above. The scope of the activities of the Committee is entirely at the discretion of the Board. The committee shall not engage in any activities that have not been requested by the Board either specifically or via</p>	

the annual agenda of the committee, which will be set by the Board at each year's January regular Board meeting.	
MEMBERSHIP AND CHAIRPERSON	III. COMMITTEE ADMINISTRATION
	<p>A. Resolution 2021-5, Committee Policy</p> <p>Except as exempted and specified below, the committee shall operate according to policies established in Resolution 2021-5, Committee Policy as established by the Board of Directors, and/or as subsequently amended in the future.</p>
The Committee shall consist of five regular voting members. There may also be up to four alternate, non-voting members. Alternate members are encouraged to attend all meetings and participate in Committee discussions, but may only vote if an insufficient number of regular members are present to constitute a quorum. Members and alternates may attend meetings via telephone or other electronic means. However, members and alternates are encouraged to attend in person.	<p>B. Committee Size</p> <p>The Committee shall consist of 5 regular, voting members. The Board may also designate up to 4 alternate members of the Committee. Alternate members are encouraged to attend all meetings and participate in Committee discussions but may only vote if an insufficient number of regular members are present to constitute a quorum.</p>
	<p>C. Officers</p> <p>The Officers of the committee shall include one Chair and one Vice-Chair. Officers must be regular members of the committee.</p>
	<p>D. Staff Liaison</p> <p>Management shall appoint a Staff Liaison to provide the necessary support to the committee.</p>
	E. Appointment Eligibility

	<p>In addition to the standard eligibility requirements, the following members are ineligible for appointment to the committee:</p> <ul style="list-style-type: none"> • Architectural Standards Committee members and their immediate family members. • Association members who, within the previous two years, have been found at properly noticed hearings to have been in violation of association rules more than one time.
	<p>F. Vacancies</p> <p>In addition to the standard vacancy procedures, alternate members appointed to fill a regular member vacancy shall serve for the balance of the unexpired term of the vacated regular membership.</p>
<p>Any member of the Association who is in good standing, who has a positive interest in contributing to the welfare of the Association, who is prepared to invest the necessary time, and who does not present a conflict of interest, is eligible to apply for appointment as a member of the Committee.</p> <p>Association members who, within the previous two years, have been found at properly noticed hearings to have been in violation of Association rules more than one time are not eligible to apply. Committee members or Alternates who, within the previous two years, have been found at properly noticed hearings to have been in violation of Association rules more than one time may be subject to a recommendation of removal. Such recommendation to be voted on by the Committee. Directors and their immediate family members are ineligible for appointment. Co-owners of a property and immediate family members shall be ineligible to serve simultaneously on the Committee, in addition no Architectural Standards Committee members or their immediate</p>	<p>G. Appointment Qualifications</p> <p>In selecting the members of the committee, the Board of Directors shall endeavor to appoint individuals whose occupations, education, or experience will provide knowledge and expertise relevant to matters within the committee's purpose.</p> <p>In addition to such standard qualifications, prior to the Board's appointment of any new committee members, the committee may provide the Board with a report describing the committee's current personnel needs, and any supplemental qualifications necessary to satisfy those needs.</p> <p>Prior to appointment, prospective committee members must also complete the following qualification prerequisites:</p>

family members are eligible. The Board shall make all appointments to the Committee.	<ul style="list-style-type: none"> ● Initiate potential onboarding by notifying the chair of their interest in applying to the committee ● Introduce themselves to the committee at a noticed meeting ● Attend at least 2 CC meetings ● Read the relevant governing documents and CC charter
	<p>H. Member Responsibilities</p> <p>Because the CC membership includes alternates, the CC is exempt from the following standard: “Absences unexcused by the Chair in excess of 25% of regular meetings within any consecutive twelve-month period will trigger Board review.”</p> <p>Committee members or alternates who, within the previous two years, have been found at properly noticed hearings to have been in violation of Association rules more than one time may be subject to a recommendation of removal. Such recommendations are to be voted on by the committee and subsequently referred to the Board for acceptance and affirming action.</p>
	<p>I. Quorum</p> <p>A quorum of at least three (3) members (regular or, if insufficient regular members are present, alternate) shall be required to conduct business and/or hearings.</p>
Other than when the Board finds an exception, regular and alternate members shall be appointed for a finite term of two years (subject to reappointment). Said terms shall be staggered where practicable in order to promote continuity within the Committee.	<p>VI. COMMITTEE APPOINTMENT CLASS FORMATION</p> <p>At the first meeting following the approval of this CC charter, the committee members shall divide themselves into the three classes as follows:</p>

	<ul style="list-style-type: none"> • Class B, consisting of 1 regular and 2 alternate appointments, shall be vacated at the expiration of the first full calendar year. • Class C, consisting of 2 regular and 1 alternate appointments, shall be vacated at the expiration of the second full calendar year. • Class A, consisting of 2 regular and 1 alternate appointments, at the expiration of the third full calendar year. <p>The resulting partial terms completed by Classes B and C shall not be counted toward any limitation on consecutive full terms. For Board notification, the Chair will provide staff with a written report naming the members of each class and the expiration of their terms.</p>
<p>All prospective new committee members wishing to be appointed, and current Committee members desiring reappointment, shall submit to the Executive Assistant a written request stating their interest in serving on the Committee; all such requests shall be forwarded to the Board. Initial applications shall include a brief resume of the applicant's talents or experience which is relevant to the contribution that the applicant can bring to the Committee; a brief resume is not required for reappointment applications. Prospective members will be required to attend two committee meetings of which one meeting must be in person, before the committee makes a recommendation to the Board for or against their appointment.</p>	- END -
<p>The Committee shall elect, from among its membership, the Committee's Chairperson, who will serve for a period of one year. If no other Committee member is then willing to assume the duties of the Chairperson, the incumbent Chairperson may be reappointed by the Board.</p>	

<p>The provisions of the Association’s Committee Policy, as set forth in Resolution 2005-8 or subsequent Board action, shall apply to the Committee.</p>	
<p>COMMITTEE ADMINISTRATION</p>	
<p>Meetings: Committee meetings shall be at the discretion of the Committee Chairperson, unless otherwise directed by the Board. Normally, meetings shall be held monthly; however, meetings can be held as infrequently as every three months if the Committee’s business does not justify more frequent meetings. Meetings are open to all property owners and will be noticed on the Northwoods Clubhouse bulletin board; notice is required by ARTICLE VIII, Restated Bylaws of Tahoe Donner Association. Committee members are expected to attend scheduled meetings on a regular basis. Summaries of the discussions, along with a record of actions and recommendations made, shall be maintained and provided to the Board. Decisions of the Committee shall be reached by the majority vote of members present and constituting a quorum.</p> <p>Due to privacy issues, the general public, including Association Members, may be excluded from special meetings or that portion of regular meetings when hearings are being held that may result in disciplinary action for property owners.</p>	
<p>Quorum Requirements: A quorum of at least three (3) members (regular or, if insufficient regular members are present, alternate) shall be required to conduct business and / or hearings.</p>	
<p>Reporting Requirements:</p>	

<p>1. The Chairperson, or a duly appointed representative, shall report periodically to the Board, General Manager or Staff Liaison on the actions of the Committee. Reports may be written, oral, or a combination thereof.</p> <p>2. November: The Committee Chairperson submits to the Executive Assistant a compilation of all requests received for either initial appointment or reappointment, along with the Committee's recommendation with regard to such requests. The Board reviews the requests and recommendations in November and will take action in December.</p> <p>3. December: At the regularly scheduled December Board meeting, the Committee shall submit to the Board an agenda of issues the Committee sees as its focus for the upcoming year. This agenda is to be reasonable in scope so as to realize the effectiveness of the Committee and assure completion.</p> <p>4. January: The Committee shall establish its meeting calendar and elect a Chairperson for the upcoming year. The Committee Chairperson will submit a report to the Executive Assistant indicating the Committee's meeting calendar and elected chairperson. At its regularly scheduled Board meeting in January, the Board shall approve, disapprove, or modify the Committee's agenda for that year. The Committee's agenda may be changed as circumstances require at the discretion of the Board and after consultation with the Committee.</p> <p>5. Vacancies: The Committee Chairperson shall advise the Executive Assistant of any membership changes that either have occurred or are anticipated. The Executive Assistant shall communicate the current or pending vacancies to the Communications Department, which shall publish notices of the vacancies in all Association media.</p>	
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<p>Committee Support: The Committee Chairperson will direct requests for statistical data or any other type of information needed for the work of the Committee to the Staff Liaison assigned by the General Manager.</p>	
<p>AMENDMENTS TO AND TERM OF CHARTER</p> <p>This Committee shall remain in existence until dismissed by the Board. This Committee Charter shall remain in effect as presented herein until such time as it is amended or revoked by the Board.</p>	