

Committee Charter for Grounds Maintenance and Repairs for Grand Creek South Homeowner's Association

Purpose: The purpose of the Grounds Maintenance and Repairs Committee (GMRC) is to observe, report and make recommendations to the Grand Creek South Homeowner's Association (GCSHOA) Board of Directors regarding grounds maintenance and conditions, repairs to common area features such as gates, fountains, park amenities, sprinklers and waterlines, ponds, street and park lights and any other features that may require maintenance or repair from time to time. Additionally, the GMRC will report on conditions of individual homeowner lots if maintenance is required.

Composition: GMRC shall consist of a Chairperson and at least four (4) other members, appointed by the Board of Directors. The Chairperson shall be a member of the Board of Directors and the primary point of contact and will lead the committee in its duties. The number of members can fluctuate depending on the needs of the community and at the behest of the Chairperson, but shall not fall below the minimum level of required members defined above.

Responsibilities: A member will be assigned to one of four (4) zones in Grand Creek South as follows:

- Zone 1 – Little Bear Run / The entry Gates / The Park
 - Report on entry sign lights and cleanliness
 - Report on entry gate functionality and any damage
 - Report on grounds maintenance and grass condition
 - Report on any broken sprinkler or water lines
 - Report on Homeowner yard weeding, mowing, edging
 - Report on street light repairs
- Zone 2 – Lambert/ The Pond and Fountains / Turkey Oak Way / Darby Court
 - Report on grounds maintenance and grass condition
 - Report on any broken sprinkler or water lines
 - Report on Homeowner yard weeding, mowing, edging
 - Report on street light repairs
 - Report on Pond condition or Fountain malfunction
 - Report on Dog Station cleanout
- Zone 3 – Napo Way / The Pond and Fountain
 - Report on grounds maintenance and grass condition
 - Report on any broken sprinkler or water lines

- Report on Homeowner yard weeding, mowing, edging
 - Report on street light repairs
 - Report on Pond condition or Fountain malfunction
- Zone 4 – Wards Ravine – The Small Pond
 - Report on grounds maintenance and grass condition
 - Report on any broken sprinkler or water lines
 - Report on Homeowner yard weeding, mowing, edging
 - Report on street light repairs
 - Report on Pond condition

Termination: The GMRC shall continue until dissolved by the Board of Directors. The committee may be dissolved by the Board of Directors if the GMRC 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.