

**NORTHPOINTE CROSSING HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of Northpointe Crossing Homeowners' Association, Inc. ("Association") has the authority to establish committees to perform such tasks and to serve for such periods as may be designated by the Board, as authorized by both Article 3 of the Association's Declaration and Section 22.219 of the Texas Business Organizations Code. Each committee established by the Board will operate in accordance with the terms and provisions of the Committee Charter, if any, for the applicable committee.

The Architectural Control Committee of the Association (hereinafter referred to as the "ARC") is a subcommittee to the Environmental Committee and has been established by the Board and shall operate in accordance with this "Architectural Control Committee Charter."

Section 1. Purpose

The primary purpose of the ACC is to ensure compliance with aesthetic standards established by the Association in order to maintain the beauty and character of Northpointe Crossing and to safeguard standards that might affect value of the property. The ACC shall conduct its business in the interest of the Association and in accordance with this Charter, the Association's Certificate of Formation, Restrictions and Bylaws.

Section 2. Membership

The ACC shall consist of 3 members and is formed as follows:

- The Board shall appoint the Chair of the ACC and its committee members. The ACC may recommend Owners to the Board for appointment.
- Members appointed to the ACC by the Board shall be members of the Association.
- Current Board members, current Board member spouses or a person residing in a current Board member's household may not serve on the committee.
- The ACC members shall serve at the pleasure of the Board.

Section 3. Chairperson(s)

The chairperson of the ACC shall be appointed by the Board. Once appointed, the committee cannot elect a different chairperson. However, the committee members may make a request to the Board for appointment of a new chairperson. The Board appointed chairperson may be removed from the ACC by the Board at any time with or without cause.

Section 4. Duties and Responsibilities

- 4.1 All ACC members shall have a thorough understanding of what is and is not allowed in the community.

- 4.2 Must be consistent and diligent in maintaining the standards set forth in the Bylaws and the Restrictions of the Association.
- 4.3 The ACC must use the governing documents as the standards for assessing Member compliance.
- 4.4 The ACC must be able to reference the section of the governing document that lead to their decisions.
- 4.5 The ACC must impartially hold all members of the Association to the same standard.
- 4.6 Review Owners' submitted plans for construction of improvements and external alterations of their homes and lots for approval.
- 4.7 Approve/deny submitted plans within 30 days of receiving an application from an Owner.
- 4.8 Monitor completion of the work in accordance with the approved plans.
- 4.9 ACC members must refrain from discussing personal owner contact information with the general membership.
- 4.10 ACC members must refrain from discussing compliance violations with the general membership.
- 4.11 All communications of any type to the members of the Association must be approved in writing (including email) by the Board prior to distribution. This ensures that correspondence is appropriate and in compliance with the Association documents.
- 4.12 ACC members are bound by the Association's Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] as well as all federal, state and local laws and ordinances.

Section 5. Minutes and Records

The ACC shall keep minutes of its meetings if requested to do so by the Board. Copies of such minutes and any other records of the ACC must be forwarded to the Board (by and through the Association's management company) within ten (10) business days of: (a) any ACC meeting at which minutes are taken; and/or (b) receipt of the record(s).

Section 6. Authority

The ACC (and each of its individual members) does not have the authority to and shall not authorize any contract, transaction, action expenditure of Association funds, or activity on

behalf of the Association unless expressly granted permission to do so in writing (including email) by the Board.

Section 7. Removal

An ACC Member may be removed from the committee by the Board at any time with or without cause. The ACC may vote to recommend removal of its Chairperson or any ACC Member to the Board with cause. Vacancies created by either of the above or for any other reason shall be filled by appointment by the Board.

Section 8. Amendment of Social Committee Charter

This Architectural Control Committee Charter may be amended at any time in the sole and absolute discretion of the Association's Board of Directors.

CERTIFICATE OF SECRETARY

I, William C. Lebo, President
Secretary of Northpointe Crossing Homeowners' Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association ("Board") duly called and held on the 7th day of MARCH, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Architectural Control Committee Charter was duly made and approved by at least a majority vote of the members of the Board.

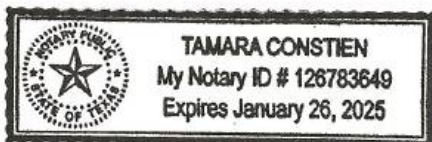
NORTHPOINTE CROSSING HOMEOWNERS' ASSOCIATION, INC.

By: William C. Lebo

Printed: William C. Lebo
Its: Secretary President

THE STATE OF TEXAS §
§
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 8th day of March, 2021, personally appeared William Lebo, as Secretary of Northpointe Crossing Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Tamara Constien
Notary Public in and for the State of Texas