

# Standards Committee Charter

**Mission Statement:** To positively impact the quality and beauty of our neighborhood, to preserve the unique character and quality of life of the area, and to promote the common interests and welfare of the homeowners, property owners, and residents. The Standards Committee helps homeowners resolve covenant violations reported by Wyndham South HOA members.

**Organization:** Committee will be comprised of an odd number of at least 3 and no more than 7 members each of whom shall be appointed or elected as well as one Board member. The regular term of office for each member of the Committee shall be one (1) year, coinciding with the fiscal year of the Association. Any member appointed or elected may be removed with or without cause by the Board. Committee will meet monthly to review violations and ongoing actions and report to the Board.

**Responsibilities:** The primary responsibility of the Committee is to advise and assist the Board of Directors in monitoring and enforcing compliance of the Covenants by owners and residents. The Committee does not act independently of the Board in fulfilling its responsibility. The Committee shall perform functions which include, but are not necessarily limited to, the following:

- Monitor compliance with and, subject to appeal to the Board of Directors, enforce all covenants equally, impartially, and in an unbiased manner.

- Help Wyndham South residents understand the functioning of the committee and the covenant violation complaint process.

- Work with homeowners, and if required, with the local Lee County Governmental organizations in order to resolve violations of the covenants. The Committee also works closely with other committees of the Wyndham South Homeowners Association to enforce the covenants and support the mission of Wyndham South HOA

- Always strive to achieve amicable resolution of all violations. However, in those instances where that resolution is not forthcoming, legal action may be suggested to the Board of Directors.

What the Committee does not do:

We do not act as police or security

We do not change covenants

We do not patrol and look for violations

We do not accept violations reported by non-members.

**Communications:** Committee will respond in a timely fashion to the appropriate homeowner in writing regarding reported violations. An initial warning letter will be given along with requested corrective action to be completed within 15 days. Failure to take corrective action will result in a graduating fine schedule of \$15, \$25, \$50, \$75, \$100 based on a calendar year to be approved by the Board or action by Governmental organizations. Committee will maintain open record of reported violations including fines, overall outcomes, member who reported violation, etc.