

Waters Landing Association

Landscape and Garden Committee Charter Resolution *of the Waters Landing Board of Directors*

AUTHORITY

WHEREAS, Article V, Section 3 of the By-Laws of the Waters Landing Association, (“Association”) empowers the Board of Directors (“Board”) to establish rules and regulations to govern the operations of the Association, and

WHEREAS, Article V, Section 3 paragraph (a) of the Association’s By-Laws, authorizes the Board to provide for the care, upkeep and surveillance of the common areas and community facilities, and

WHEREAS, Article V, Section 3, paragraph (k) of the Association’s By-Laws empowers the Board to appoint members of such committees as the Board may designate, and

WHEREAS, Article V, Section 3, paragraph (l) of the Association’s By-Laws authorizes the Board to promote and encourage community activities, protect and foster neighborhood and community undertakings which tend to strengthen and develop vitality of the community as a whole,

NOW BE IT RESOLVED that the Board hereby creates and establishes this Landscape and Garden Committee which shall operate in accordance with the following Committee Charter:

CHARTER

Landscape and Garden Committee

Article I Introduction and Purpose

In keeping with our duty as caretakers of Association’s natural environment, the Board establishes this Landscape and Garden Committee for the purpose of assisting this Board in observing, improving, and preserving the Association’s commonly owned landscapes and gardens. The Committee shall serve in an advisory capacity to the Board. The Committee will regularly identify conditions of concern, document observed conditions, and recommend improvements and enhancements that support resident enjoyment, environmental stewardship, and wildlife protection.

Article II Definitions

For purposes of this Charter, “Association” means the Waters Landing Association (“WLA”); “Board” means the Waters Landing Board of Directors; “Committee” means the Landscape and Garden Committee; and “Management” means the General Manager and designated staff of Waters Landing Association.

“Commonly owned landscapes and gardens” means Association-owned property and common areas, excluding privately owned lots. This includes, but is not limited to, woodlands, walking paths, parking lots, neighborhood cul-de-sac centers, children’s play areas.

“Conditions of concern” means visually observed conditions affecting Association-owned trees, plantings, grounds, walkways, and paths that show deterioration, may present a hazard, may impair use or enjoyment of an area, or may contribute to environmental damage, including erosion, standing water, or runoff into tributaries.

“Reporting only to this Board” ensures that the contracted services between Association’s management and professional landscapers are not interrupted or otherwise compromised.

“Improvements and enhancements” include additional tree plantings, flowerbeds, cultivation, mulching, trimming, and other measures intended to improve visual appeal, resident enjoyment, and protect habitat of plants and wildlife, including birds and pollinators.

“Quorum” means a majority of the appointed Committee members then serving. A quorum is required to open a formal Committee meeting and conduct Committee business

Article III Establishment

The Committee is established and shall take effect upon the appointment of its first member by the Board.

Article IV Membership

The Board shall appoint Committee members by majority vote in open session after reviewing applications. A Committee member may be removed by majority vote of the Board or for violation of the Waters Landing Committee Code of Ethics and Rules of Conduct.

The Committee shall consist of no less than three and no more than five members. Each member shall be both a resident and an owner within the Association, in good standing with the Association’s rules and regulations, and shall serve at the pleasure of the Board.

Article V Duties and Scope

The Committee shall: (1) observe the Association's commonly owned landscapes and gardens; (2) keep a record, document the observed conditions in writing and with photographs (3) meet and discuss observed conditions, and (4) report to the Board the observed conditions and make recommendations for improvements and enhancements.

The primary objectives for this committee are to observe, document and report their findings. This requires "nature walks" of walking through wooded areas among trees, along paths and lakefronts, observing conditions and documenting their observations. This can be done individually or as a group. These nature walks will not be considered formal meetings and will not require notice or quorum. The target destinations for observation during these walks can be organized by sections or by neighborhoods, as long as all Association's landscapes are included over time.

The Committee's nature walks should occur regularly, at least once per month. Following severe weather or other significant events, the Committee shall observe affected areas promptly and report material storm-related damage and safety concerns to the Board and Management. For this reason the Committee will timely walk and observe Association areas impacted by inclement weather.

Article VI Reporting

The results of the Committee's observations shall be compiled in a dated electronic document that will be shared with the Board and Management. The Committee shall regularly report its progress to the designated Board liaison and shall provide summary updates to the Board, either during monthly open Board meetings or through written notice submitted to Management for Board review.

The Committee shall report only to the Board. Nothing in this Charter authorizes the Committee to interact with contractors, interfere with management operations, or interrupt existing contractual relationships between the Association and professional service providers.

Article VII Meetings

Committee members may work independently or collaboratively in carrying out observation activities. However, the Committee members shall together hold at least one formal meeting each calendar quarter (every 3 months). Formal Committee meetings shall be open to the community, with sufficient notice, with quorum and documented by a designated committee member as recorder of minutes. These quarterly meetings provide the opportunity to share with the Committee and the community the conditions of the Association's landscape and gardens and

openly discuss its findings and recommendations. Additionally, this Committee may hold events, and introduce expert lecturers and guests to speak to Association's residents for enjoyment, education and to promote involvement in the protection of our natural environment.

Article VIII Limitation of Authority without Guarantee

The Committee is an advisory body to the Board only. It has no independent authority to act, enforce, commit Association resources, direct vendors, or otherwise act on behalf of the Association without prior Board approval.

The Board values and appreciates the service of Committee volunteers; however, the Board is not required to and provides no guarantee that it shall adopt or implement the Committee's advice, observations or recommendations. All Committee reports and recommendations are advisory only and are not binding on the Board, Management, or any other person or entity.

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Article IX Duration

The Board shall review the status of the Committee annually at the first regular open Board meeting of each calendar year. Unless dissolved by majority vote of the Board, the Committee shall remain in effect following each annual review.

WATERS LANDING ASSOCIATION, INC.

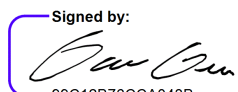
RESOLUTION ACTION SHEET

Resolution No.: 2026-004

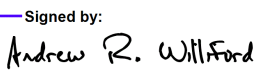
Landscape and Garden Committee Charter

The foregoing motion was duly adopted by the Board of Directors at an open meeting held June 18, 2026, and shall be binding and effective as of the date it is recorded in the HOA Depository

for Montgomery County, Maryland.

Signed by:

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Gavin Green
President, Waters Landing Association, Inc.

Date **7/17/2026**

ATTEST: Signed by:

DEB9319247444AF...

Date **7/19/2026**

Name: Andrew R. Willford