

RAINBOW BEND HOMEOWNERS ASSOCIATION
CLUBHOUSE, LOT A&B, RECREATION AND COMMON AREAS COMMITTEE
CHARTER RESOLUTION

WHEREAS, The Bylaws of the Association, Article VII, 7.1, authorizes the Board of Directors to establish such committees as necessary; and

WHEREAS, the Board of Directors has determined that the best interest of the membership would be served by the establishment of a Clubhouse, Lot A&B, Recreation and Common Areas Committee; and

WHEREAS the Committee shall perform their duties in accordance with the Board Resolution, Committee Charter, until dissolved by the Board of Directors.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors that the Clubhouse, Lot A&B, Recreation and Common Areas Committee shall be established as of the date of this charter; and

BE IT FURTHER RESOLVED that the Clubhouse, Lot A&B, Recreation and Common Areas Committee shall consist of a maximum of seven (7) members who shall be homeowners, and a Board liaison appointed by the Board of Directors; and

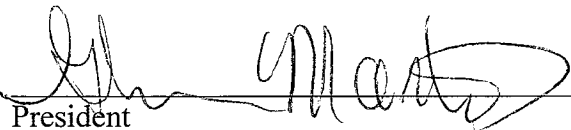
BE IT FURTHER RESOLVED that the duties of the Clubhouse, Lot A&B, Recreation and Common Areas Committee shall be as follows:

The primary purpose of the Clubhouse, Lot A&B, Recreation and Common Areas Committee, is to ensure the atmosphere and amenities provided are attractive, enjoyable, clean and safe. These areas include but are not limited to the pool area, gym, library, lobby, kitchen, Rainbow Room, lots A&B, entrances, patios, sport courts, parks, parking areas and building interiors and exteriors.

1. The Committee shall meet at least quarterly, as necessary, to walk the site and report any corrections, required maintenance or additions to the appearance of the clubhouse, recreational areas, and any other common areas at the monthly Board meeting (or sooner if deemed urgent).
2. The Committee shall review the current Reserve Study Component List and compare it to their inventory of all existing interior and exterior clubhouse, Lots A and B, and recreation area elements. Any discrepancies or omissions shall be brought to the attention of the Board of Directors,
3. The Committee may assist in soliciting volunteers to help on various Committee projects, subject to Board approval/appointment.
4. The Committee shall gather input from homeowners regarding the Clubhouse interior/exterior, Lots A and B, and the recreation areas.
5. The Committee shall make recommendations to the Board regarding both Reserve projects and regular janitorial or maintenance needs.
6. The Committee may make recommendations to the Board regarding potential service providers, vendors, and/or contractors; and may assist in the drafting of Requests for Proposals related to the Clubhouse interior and exterior recreation areas and Lots A and B, and other common areas. Committee members shall not have any authority over any service provider, vendor, or contractor.

7. The Committee shall report to the Board any inconsistencies they observe in the execution of HOA Board-approved contracts related to the Clubhouse interior/exterior, Lots A and B, and recreation areas.
8. The Committee may provide relevant articles/information for inclusion in the Association Newsletter and website.
9. The Committee may provide input to the Budget and Financials Committee and/or the Board for items related to the Clubhouse Area, Lots A and B, and recreation areas as needed.

This resolution of the Board of Directors has been duly adopted at the March 25, 2025 Board Meeting.

By: _____
President

By: _____
Secretary