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RESOLUTION OF THE
HERITAGE RANCH OWNERS ASSOCIATION

Resolution Establishing AECC Procedure for Over-The-Counter Approvals

WHEREAS, Heritage Ranch Owners Association (HROA) is a California Corporation organized and existing under the laws of the State of California, and

WHEREAS, HROA has the authority from time to time to make, establish, promulgate, amend, and repeal rules, regulations, and criteria pertaining to the functions and decisions of the Architectural and Environmental Control Committee, and


WHEREAS, the Architectural and Environmental Control Committee (AECC) is a decision-making committee appointed and constituted pursuant to the Governing Documents of the association with authority to act on behalf of HROA and its Board of Directors for the review, approval and/or disapproval of all plans and specifications regarding modifications and improvements on all lots within HROA in accordance with the CC&Rs for each tract,

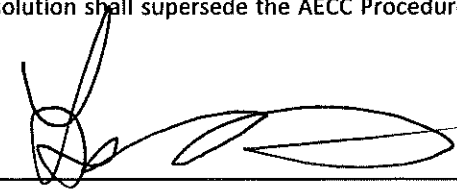
WHEREAS, the AECC has recommended that the Board of Directors extend their decision-making authority to the staff members assigned to perform the operational portion of the AEC application process for approval of certain projects as long as the projects are compliant with specifications and policies established by the HROA governing documents, the Board of Directors, and the AECC.

NOW THEREFORE, BE IT RESOLVED, the Board of Directors extends the AECC decision-making authority to staff members assigned to perform the operation portion of the AEC application process for the approval of the following projects, as long as the projects are compliant with policies of the association and as may be noted below:

- **Concrete Pours**- must be within the property, must maintain some softscape; verify water runoff stays on the property
- **Fencing**- height, location, and material must meet CC&R requirements
- **Walls** - height, location, and material must meet CC&R requirements
- **Landscaping**- changes or alterations to existing landscaping ONLY
- **New Siding**- material and paint color (body, trim, and accent) must meet CC&R requirements
- **Painting and Roofing**- material and paint color (body, trim, and accent) must meet CC&R requirements
- **Gutters (new or replacement)**- paint color (body, trim, and accent) must meet CC&R requirements; verify water run off stays on the property
- **Repairs and/or Replacement**- doors, windows, propane tank placement, and screening
- **Solar Panels**- Roof-mounted only
- **Tree removal and trimming**- oak trees must have County approval
- **Little Free Libraries**- height, location, and material must meet approved guidelines
- **Renewed Approvals**- resubmitted projects without changes where the prior approval has expired within the prior six (6) months
- **Home Generators and Residential Battery Storage Systems** – must meet all applicable County building and fire safety codes; placement must minimize noise and visual impacts to neighboring properties; equipment must be screened or enclosed if required.

THIS RESOLUTION is hereby adopted by the Board of Directors on behalf of HROA and made a part of the minutes of the HROA Board of Directors Meeting held on September 25, 2022. This Resolution shall supersede the AECC Procedure- Over-The-Counter Resolution dated July 28, 2022.


Masen Yaffee, President


Lisa Ptaszewski, Secretary