

Lake Land 'Or Property Owners Association, Inc.
319 Land 'Or Drive
Ruther Glen, VA 22546

Building Committee Charge

Standing Committee

Approved May 23, 2007

Purpose

The Building Committee is a standing committee appointed by the Board of Directors and is delegated responsibility for representing the Board in all matters relating to the Association's Building Rules & Regulations and building related requirements contained in the Restrictions of the this Association.

Membership

The Committee membership shall be comprised of at least five (5) members in good standing who shall be appointed by the Board of Directors annually. One member shall be a current Director of the Board and shall serve as the Chairperson of the Committee. The General Manager and Office Manager shall be ex-officio members of this Committee and are responsible for providing staff support to the Committee.

Responsibilities

1. Review all building applications from members to ensure that the project complies with the requirements of the Restrictions and the Building Rules and Regulations to include:
 - A. Applications for construction of a single family dwelling or for an addition to or modification of an existing dwelling.
 - B. Applications for construction of an additional building, garage, storage shed, fence, patio, walkway or dock.
2. Approve applications that are complete and meet all criteria and provide assistance to the applicant as requested.
3. Disapprove project submissions that are incomplete or that do not meet established criteria.
 - A. Any variance from existing Regulations must be presented to the Board of Directors for approval by the member with supporting documentation.
 - B. The Committee or the Board cannot waive requirements of the Restrictive Covenants.
4. Exercise the oversight of the inspection of properties for which an application has been submitted to ensure that such construction of planned structures complies with covenants of record and with the plans submitted to and approved by the Building Committee and with the Building Rules and Regulations.

5. Ensure that accurate and complete records are maintained and that required monthly reports are submitted to the Board of Directors.

Meetings - Closed Session

Pursuant to the Virginia Property Owner's Association Act Section 55-510.1, "Meetings" extends the same open meeting requirements that currently exist for the Board of Directors meetings, i.e. notice of meetings and ability to go into closed session.