

*University Park*  
*Homeowner's Association, Inc.*  
**HIDDEN CANYON LANDSCAPING COMMITTEE**  
**CHARTER (Oct. 2022)**

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**WHEREAS** the Board of Directors (the "Board") of The University Park Homeowners Association, Inc., a Colorado non-profit corporation (the "Association"), has adopted this Charter (effective October 11, 2022) providing for a new volunteer committee, which will be called The Hidden Canyon Landscaping Committee;

The purpose of the Charter is to define the Committee's mission and goals and to empower the Committee to propose needed changes to the Hidden Canyon (HC) landscape maintenance contract and potential amendments to the HC Covenants.

The Committee is empowered to create a proposal containing recommended changes to the yearly lawn maintenance contract and potential amendments to the Covenants, including Exhibit "B," which will be submitted to the Board and the HC Lot owners for approval. The Committee will follow the following process:

1. Conduct a review to identify gaps between the HC CCRs, the landscape contract, and the current needs of the HC owners, expressed by their feedback from the August 31, 2022, meeting.
2. Record and report the gaps identified to the HC Lot owners and the UP Board.
3. Develop a plan to resolve the gaps identified, defining necessary contract changes or CCRs amendments that will be needed.
4. With assistance from Z&R Manager, research costs associated with necessary changes to the maintenance contract.
5. Report research results and cost impacts to Lot owners and obtain feedback.
6. Based on feedback from Lot owners, create a draft proposal for changes and amendments. The proposal may contain optional maintenance services if feasible and with support from Lot owners.
7. Deliver draft proposal to Lot owners and UP Board for review.
8. Rationalize feedback and create a final proposal for action.
9. Terminate the Charter for the Landscape Committee and determine if the continued existence of the Committee is needed for other reasons.

*Term:* The members of the HCLC shall serve for two years from the date of appointment until removal by the Board or resignation.

*Relationship to the Board and the HCLC:* The Committee Chair will present or send a report of all activities of the HCLC to the Property Manager so that it may be included in the business packet reports for the Board of Directors.

**ADOPTED** by the Board of Directors of The University Park Homeowners Association, Inc., effective on October 10, 2022.

**THE UNIVERSITY PARK HOMEOWNERS ASSOCIATION, INC.**  
Colorado non-profit corporation

*Judith Walton*  
By: Judith Walton (Nov 8, 2022 06:44 MST)  
President

*Nancy Bunker*  
By: Nancy Bunker (Oct 20, 2022 15:44 MST)  
Secretary