

ORDINANCE NO. 1  
TENAJA COMMUNITY SERVICES DISTRICT

ORDINANCE OF THE TENAJA COMMUNITY SERVICES DISTRICT  
ESTABLISHING A COMMITTEE FOR THE ENFORCEMENT OF CC&R'S  
FOR TRACTS WITHIN DISTRICT BOUNDARIES

THE BOARD OF DIRECTORS OF THE TENAJA COMMUNITY SERVICES DISTRICT HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals

a. Section 61601.16 of the Government Code empowers the Board of Directors of the Tenaja Community Services District to enforce the covenants, conditions and restrictions adopted for each tract within the boundaries of the District, and to assume the duties of the Architectural Control Committee for each tract within such boundaries, for the purpose of maintaining uniform standards of development.

b. The Board of Directors hereby finds and determines that it is feasible, economically sound, and in the public interest to undertake such duties and responsibilities.

c. A majority of the voters voting on the proposition has voted in favor of the adoption of such additional purpose pursuant to Section 61601 of the Government Code.

d. The Board of Directors desires to establish a committee to act as the Architectural Control Committee for all tracts within the District's boundaries.

Section 2. Creation and Membership. An Architectural Control Committee for the Tenaja Community Services is hereby created, the membership of which shall be comprised of five (5) members, appointed from the following categories:

a. Not less than two (2) members from the residents of the District;

b. Not more than three (3) members from the non-resident property owners of the District.

c. Not more than one (1) member who is neither a resident nor a property owner of the District.

Section 3. Duties. The Architectural Control Committee shall undertake and have the following duties, responsibilities and functions, together with the powers incidental thereto:

a. To review and make recommendations to the Board of Directors concerning the construction, alteration, or repair of structures as more specifically set forth in Declaration of Covenants, Conditions and Restrictions for tracts within the boundaries of the Tenaja Community Services District;

b. To review and recommend to the Board of Directors the enforcement of other provisions of any declaration of conditions, covenants and restrictions; and

c. To undertake such other duties as may be assigned by the Board of Directors.

Section 4. Appointments. Members of the Committee shall be appointed by the affirmative votes of not less than three (3) members of the Board of Directors.

Section 5. Term of Office. Each member of the Committee shall serve for a one (1) year term commencing on the date of appointment and expiring on June 30 of the designated expiration year. Each member of the Committee holding office as of June 1, 1987, shall, however, continue in such office until June 30 of 1988.

Section 6. Vacancies. All vacancies shall be filled by appointment of the Board of Directors by the affirmative votes of not less than three (3) members; where a vacancy shall occur leaving an unexpired term, the subsequent appointment shall be made for the balance of such unexpired term; except for the removal of a Committee member or vacancies due to absences, each Committee member shall continue to serve until his successor is appointed and qualified.

Section 7. Removal from Office. Any member of the Committee may be removed from such office, with or without cause, at any time, by the Board of Directors. No such removal shall, however, be effective unless a motion to that effect made at a regular, adjourned regular, special, or adjourned special meeting is carried by the affirmative votes of not less than three (3) members of the Board of Directors.

Section 8. Absences. Any member of the Committee who is absent without sufficient cause from three (3) successive regular meetings, shall be deemed to have vacated his or her office. An absence due to illness or an unavoidable absence from the District shall be deemed an excused absence of sufficient cause provided notice is given to the secretary of the Committee by such member on or before the day of any regular meeting.

Section 9. Compensation and Expenses. Each member of the Committee shall be entitled to such compensation as may be set by the Board of Directors. Such members shall be entitled to reimbursement for expenses incurred in the performance of their official duties if such expenses are approved in advance by the Board of Directors.

Section 10. Meetings. Except as otherwise expressly provided in this Ordinance, the Committee shall establish the time and place of its regular meetings. All such meetings shall be conducted in accordance with the provisions of the Ralph M. Brown Act. The Committee shall adopt rules for the transaction of its business and shall keep a record of its proceedings, which record shall be open to inspection by any member of the public.

Section 11. Officers. The Committee shall annually elect one of its members as Chairman and one of its members as Vice-Chairman. Such election shall take place at the first regular meeting in July of each year. The General Manager shall designate the secretary of the Committee and shall provide appropriate clerical assistance and shall be responsible for the maintenance of all its permanent records.

Section 12. Expenditures. The Committee shall have no authority to expend or authorize the expenditure of public funds except with the prior express approval of the Board of Directors.

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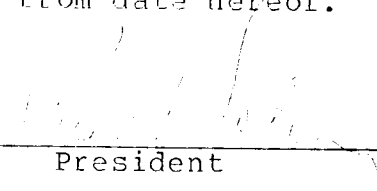
ADOPTED AT A REGULAR MEETING ON FEBRUARY 7, 1987

Moved by Director Palmer, seconded by Director Metcalf and approved by the following vote.

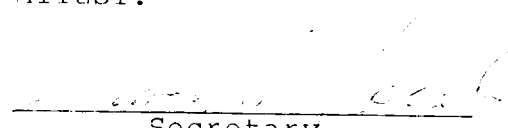
Ayes: Directors Hoboy, Lippert, Nesbitt, Palmer and Metcalf

Nays: None

Whereupon the President declared that Ordinance No. 1 was adopted, to be effective 30 days from date hereof.

  
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President

ATTEST:

  
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Secretary