

RESOLUTION OF THE COVENANT COMMISSIONERS OF THE COVENANT AT DC RANCH

By an affirmative vote, the DC Ranch Covenant Commission hereby adopts the following resolution as an official action:

Subject: RESOLUTION REVOKING THE DELEGATION OF DESIGN REVIEW AUTHORITY FOR MODIFICATIONS TO THE DC RANCH ASSOCIATION

WHEREAS, The Covenant at DC Ranch (the “Covenant”) establishes the Covenant Commission (the “Commission”) and provides that the Commission shall have primary jurisdiction over matters of design review for property within DC Ranch; and

WHEREAS, Article V, Section 5.2 of the Covenant authorizes the Commission to delegate certain design review powers and responsibilities to one or more Ranch Associations and to modify, restrict, expand, or revoke those delegated powers and responsibilities at any time; and

WHEREAS, Article IV, Section 4.1 of the Declaration of Covenants, Conditions and Restrictions for the Ranch (the “Ranch CC&Rs”) provides that the Covenant Commission may delegate some of its powers or responsibilities with respect to design review to the DC Ranch Association, Inc. (the “Association”); and

WHEREAS, Article IV, Section 4.1 further provides that, once delegated, such authority “may be limited, expanded, modified or revoked at any time in the sole discretion of the Covenant Commission”; and

WHEREAS, as contemplated by Article IV, Section 4.3 of the Ranch CC&Rs, the Commission has, through prior actions and communications, delegated to the Association certain design review authority relating to exterior alterations of existing improvements and the planting or removal of landscaping, which authority is administered through the Association’s Modifications Committee; and

WHEREAS, the Commission has determined, in the exercise of its authority under Article IV, Section 4.1 of the Ranch CC&Rs, that it is in the best interests of the DC Ranch community for the Commission to resume direct responsibility and jurisdiction for the design review authority previously delegated to the Association; and

WHEREAS, at its meeting held on August 5, 2026, the Commission voted to revoke the Association’s delegated modification authority effective January 1, 2027, and the Commission

desires through this Resolution to memorialize, confirm, and ratify that action and establish an orderly transition of responsibilities; and

WHEREAS, the Commission desires to provide the Association and affected parties with adequate notice and an orderly transition of responsibilities before the delegation is revoked.

NOW, THEREFORE, BE IT RESOLVED, that the Covenant Commission hereby **revokes the delegation of design review authority to the DC Ranch Association for modifications under Article IV, Section 4.3 of the Ranch CC&Rs, effective January 1, 2027.**

BE IT FURTHER RESOLVED, that effective January 1, 2027, the Covenant Commission shall resume direct jurisdiction and responsibility for the design review authority previously delegated to the Association, subject to any further delegation or allocation of responsibilities that the Commission may lawfully establish.

BE IT FURTHER RESOLVED, that through **December 31, 2026**, the Association and its Modifications Committee shall continue, in the ordinary course, to accept, review, process, and decide modification applications in accordance with the applicable governing documents, design standards, and procedures, without deferring action solely because of the forthcoming transition.

BE IT FURTHER RESOLVED, that any modification application that has not received a final determination by the Association as of the close of business on December 31, 2026, shall be transferred to the Commission for continued review and disposition pursuant to procedures established by the Commission.

BE IT FURTHER RESOLVED, that the Association shall cooperate with the Covenant Commission in the orderly transition of modification responsibilities, including the transfer of pending applications, supporting documentation, plans, records, correspondence, decisions, and other information reasonably necessary for the Commission to assume jurisdiction.

BE IT FURTHER RESOLVED, that the Chair of the Commission, together with any officers, staff, consultants, or other representatives designated by the Commission, is authorized and directed to coordinate the transition with the Association, establish administrative procedures necessary to implement this Resolution, and provide appropriate notice to affected parties.

BE IT FURTHER RESOLVED, that this Resolution is intended solely to revoke the delegation of design review authority previously granted to the Association pursuant to Article IV, Section 4.1 of the Ranch CC&Rs and shall not constitute an amendment to the Ranch CC&Rs or otherwise modify the substantive architectural, landscape, or design standards applicable to property within DC Ranch.

BE IT FINALLY RESOLVED, that this Resolution shall be effective upon its adoption; provided, however, that the revocation of the Association's delegated modification authority shall become effective **January 1, 2027.**

The resolutions above are hereby ADOPTED and effective immediately by the Covenant Commission of The Covenant at DC Ranch this 27th day of August, 2026.

Deborah Beardsley

Deborah Beardsley (Aug 27, 2026 09:54:19 PDT)

Chair, Covenant Commission

Deborah Beardsley

Jan Baratta

Jan Baratta (Aug 27, 2026 10:11:28 PDT)

Secretary, Covenant Commission

Jan Baratta

RESOLUTION OF THE COVENANT COMMISSION 08.27.26

Final Audit Report

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