POWERS AND DUTIES
OF THE
MT. LEBANON MAIN LINE ARCHITECTURAL COMMITTEE

1. Authority. The Architectural Committee (the “Committee”) of the Homeowners Association of the Main Line of Mt. Lebanon (the “Association”) is being formed pursuant to, and in accordance with, the Declaration of Covenants, Conditions and Restrictions, recorded with respect to the Municipality of Mt. Lebanon, Allegheny County, Pennsylvania (the “Property”), and the By-Laws.

2. Committee. The Committee shall consist of not less than three (3) or more than five (5) members. The number of members may be increased to any number up to the maximum set forth herein, at the discretion of the Board of Directors. The majority of Committee members shall be Unit Owners, but Board of Directors is specifically authorized to appoint members who are not Unit Owners. The Board of Directors shall appoint the initial members of the Committee within sixty (60) days from the date the Committee is established. At each annual meeting of the Board of Directors thereafter, the Board shall appoint successor members in the manner herein provided.

3. Powers and Duties.

A. Powers. The Committee shall have the power to:
   1. Approve all plans and specifications for the structural alteration of, or addition to, any Unit or other building on any Lot.
   2. Approve all plans and specifications for the erection or alteration of any fence, wall or other structure on any Lot.
   3. Approve all landscaping plans submitted in connection with the landscaping of any Lot. For the purposes of this instrument, the term “landscaping plan” shall mean and include only those plans which would provide for comprehensive alterations to the existing landscaping plan for the Unit.

   The power of approval as aforesaid shall in no event extend to any plans and specifications of the Developer, its successors or assigns, and shall be limited to plans and specifications of the individual Owners.

   Unit Owners must submit detailed plans, specifications and supporting documentation to the Committee. The Committee will review the documentation submitted and will use best efforts to discuss the same with the submitting Owner at the next scheduled meeting of the Committee; provided, however, that the Committee shall not be obligated to address any plan unless the required documentation was submitted at least thirty (30) days in advance of such meeting.

B. Duties. It shall be the duty of the Committee to:
   1. Hold meetings of the Committee on a monthly basis at such place and hour as may be fixed, from time to time, by the Committee.
The purpose of the meetings shall be to receive plans and specifications submitted to the Committee for approval, to discuss the proposed projects with the Owners, and to vote on all matters before the Committee.

2. Review and render decisions with respect to all plans and specifications submitted to the Committee within fifteen (15) days from the date the same were first submitted. All decisions shall be based solely on the considerations set forth in Article XI of the Declaration.

3. Advise the Owner in writing of the decision rendered with respect to said Owner’s plans and specifications within 60 days of the date the same were first submitted.

C. Limitation. Any powers not specifically conferred on the Committee shall remain vested in the Board of Directors. The Board alone shall have the power to enforce any of the decisions of the Committee.

4. Term of Membership. The members of the Committee shall be appointed annually by the Board of Directors, and each shall hold its position for one (1) year unless they shall sooner resign, be removed or otherwise disqualified to serve.

5. Removal and Vacancy. Any member may be removed from the Committee, with or without cause, by a majority vote of the Board. In the event of death, resignation or removal of a Committee member, a successor shall be appointed by the Board and shall serve for the unexpired term of his predecessor.

6. Compensation. No member of the Committee shall receive compensation for his services, nor shall any member be reimbursed for out-of-pocket expenses he may incur in the performance of his duties except for incidental administrative expenses.

7. Miscellaneous. The powers and duties of the Committee as set forth above may be amended by the Board of Directors, from time to time, at the Board’s discretion.

In case of any conflicts between the Declaration of Covenants, Conditions and Restrictions, the terms of the Declaration shall control.