

**WATERCOLOR COMMUNITY ASSOCIATION, INC.  
ABANDONED PROPERTY RESOLUTION**

WHEREAS, the undersigned constitute a majority of the directors of Watercolor Community Association, Inc. (“the Association”);

WHEREAS, the Association is charged by the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions (“Declaration”) with the responsibility for maintenance and control of the Common Area within Watercolor;

WHEREAS, the Board of Directors (“Board”) is authorized by the Declaration to adopt rules and regulations concerning the operation and use of the Common Area;

WHEREAS, the Board is authorized to charge use fees to any person using Association services, and it may determine the amount of such fees which may be charged to different classes of users;

WHEREAS, the Board finds that personal property left within the Common Areas is unsightly and, in the case of bicycles, disruptive to proper operation of the Common Areas, in addition to presenting an unacceptable risk of loss or theft to the owner of the personal property; and

WHEREAS, the Board finds that it is in the best interest of the Association and its members to adopt the following policy regarding abandoned property on the Common Areas;

NOW THEREFORE, it is resolved as follows:

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## COMMON AREA ABANDONED PROPERTY POLICY

1. No Person is permitted to leave any personal property unattended within the Common Areas, other than in an area specifically marked for such use (e.g. bicycles on a bicycle rack).

2. “Abandoned property” is defined as any personal property left within the Watercolor Common Areas that is left unattended in an area that is not specifically marked for such use. Abandoned property includes unattended bicycles and any other unattended personal property that is left within the Common Areas, regardless of whether it is possible to identify the property’s owner. All Common Areas are subject to this policy, including the Beach Club, Camp Watercolor, all parking areas, all roads, and all parks.

3. Association management staff is authorized to remove abandoned property, including but not limited to bicycles left in any area that is not specifically designated for bicycle parking, and to provide storage at a central location within or adjacent to the Community.

4. All abandoned property that is removed by staff must be held for at least fourteen (14) days in order to provide the property owner with the opportunity to claim the abandoned property. After 14 days, such unclaimed abandoned property is subject to donation or disposal.

5. A use fee shall be charged for the Association’s service of removing, storing, and facilitating the return of abandoned property. The fee is due from the owner of the abandoned property at the time of pickup. Each person who claims an item of abandoned property must sign and date a claim receipt at the time of pickup.

6. Service fees are:

- \$20 per item for property owned by Owners
- \$40 per item for property owned by any other person, including guests, tenants, bicycle rental companies and Owners’ contracted property management agents

7. Management staff is authorized to reduce or waive service fees in their discretion upon a finding of hardship or if circumstances otherwise warrant.

8. Any personal property left within Common Areas without the Association’s permission is in violation of this Policy. Such property is left at the owner’s sole risk and is subject to removal at any time. All Owners, tenants, guests, and management agents are advised that the Association disclaims all responsibility for the safety, protection, care, and maintenance of any abandoned property. The central storage location will not be climate controlled.

9. Notwithstanding paragraph 4, any property that is perishable or deemed hazardous by management staff, in their sole and absolute discretion, may be immediately disposed of or otherwise removed from the Community without notice.

I HEREBY CERTIFY that the foregoing Common Area Abandoned Property Policy has been approved at a duly noticed meeting of the Board of Directors this 27 day of August, 2020.

VR Carroll

Name: VR CARROLL

Title: President