

CAMPUS WALK CONDOMINIUMS

POLICY ON BICYCLE STORAGE AND REMOVAL

WHEREAS, section 3.1 of the Association's Bylaws stipulates that the affairs of the Association shall be managed by the Board of Directors; and,

WHEREAS, Article 3, Section 3.3 of the Covenants, Conditions & Restrictions (CC&Rs) of the Condominium provides that "every Owner, Lessee and Occupant shall have the right and easement of enjoyment in and to the Common Elements.....subject to.....the right of the Association to adopt reasonable rules governing the use of the Common Elements"; and

WHEREAS, a large percentage of the occupants are students who utilize bicycles as a means of transportation for which bicycle rack areas for bicycle storage are reasonably provided on the Common Elements; and,

WHEREAS, each year bicycles are left abandoned or unclaimed on the Common Area, thereby denying useable space for active bicycle owners;

NOW THEREFORE, the Board of Directors adopts a Policy for the storage and removal of bicycles on condominium property, subject to the following guidelines:

- 1) The Condominium will not be responsible for the theft of, or damage to any bicycles stored on common area.
- 2) No bicycle registration system is in force; therefore bicycles are stored at the sole risk of the bicycle owner.
- 3) Bicycles shall be stored only in the designated bike rack areas within the courtyard.
- 4) Bicycles shall not be stored on balconies or walkways. Storing bicycles in these locations shall be deemed a violation of the condominium rules, and are subject to removal without notice.
- 5) The Condominium reserves the right to temporarily remove a bicycle (locked or unlocked) from the designated bicycle rack area for purposes of performing maintenance or repairs to the Common Elements.
- 6) The storage of bicycles in the designated bike rack area is on a first-come first-available basis, as space permits.
- 7) On an annual basis, unclaimed bicycles will be removed and donated to a charitable bicycle organization. The following procedure will apply to the removal of unclaimed bicycles:
 - a) Beginning in April of each year a sixty (60) day notice shall be distributed to all units that tags will be placed on all bicycles. This notice will be distributed again in May.
 - b) Owners will be requested to remove the tag before May 30, signifying to the Association that the bicycle is not abandoned and thereby not subject to removal.
 - c) In the event a bicycle remains with a tag as of May 30, it will be deemed unclaimed or abandoned and will be donated to the charitable organization.
 - d) Bicycle owners will be responsible for verifying and removing the tag in the notified time-frame regardless of the status of the bicycle owner's current lease agreement period or occupancy status.
- 8) In the event a bicycle is removed in accordance with the above procedure the Association will not be held responsible for requests or claims for replacement or reimbursement from prior or current bicycle owners.

Adopted by the Board of Directors on September 12, 2012