

**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO.**

USE OF UNITS AND COMMON ELEMENTS

Move In / Move Out Policy

relating to permitted and prohibited uses of unit and common elements

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GIVEN THAT Article 3, Section 3.1 of the Bylaws provides in applicable part that, "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act, or the Condominium instruments required to be exercised and done by the Association;" and

GIVEN THAT the same Article also provides that the Board of Directors shall have the power from time to time to "adopt any Rules and Regulations," provided that such rules and regulations are not in conflict with the Condominium Act or the Condominium instruments; and

GIVEN THAT Article 5, Section 5.5 (b) of the Bylaws also provides that, "The Unit Owners Association shall be responsible for the maintenance, repair and replacement of all of the common elements (including the limited common elements) as defined in the condominium instruments whether located inside or outside of the units;" and

GIVEN THAT the Board deems it necessary and in the interests of the membership to establish a move-in / move-out policy.

NOW, THEREFORE, the Board resolves that Policy Resolution #10, Section I-G, concerning moving shall be amended to incorporate the following:

A. Security Deposit/Refundable

~~There shall be a \$200.00 refundable security deposit, payable by check to the Windsor Plaza Condominium Association, delivered to the building manager no later than two (2) days prior to a scheduled move. Said deposit shall be refunded in full provided no damages to common elements associated with the move have been discovered after inspection by the building manager. In the event of damages to the common elements, the security deposit shall be retained and applied to repair said damages resulting from the move.~~

B. Move-in/Move-out Fee / Non-refundable

In addition to the refundable security deposit, a \$100.00 non-refundable move-in/move-out fee shall be assessed to compensate for additional wear and tear of the common elements. Said \$100.00 fee shall be payable by check to the Windsor Plaza Condominium Association, delivered to the building manager no later than two (2) days prior to a scheduled move-in.