

## A. LOT DONATION POLICY

Wolf Laurel Road Maintenance and Security Homeowner's Association ("RMS") adopts the following policy with regard to the donation by Lot Owners of lots in Wolf Laurel for common area and greenspace purposes.

RMS will consider accepting a property owner's donation to RMS of a Wolf Laurel lot as a common area upon the Lot Owner's presentation to RMS of a proposal package that contains:

1. A survey/plat of the lot to be donated;
2. A county test certificate confirming that the lot does not perk;
3. A builder's certificate that the lot is not buildable;
4. A tax certificate showing that all county taxes have been paid;
5. A letter from RMS showing that all current assessments have been paid;
6. An affidavit attesting that there are no outstanding mortgages, liens or other encumbrances or claims against title, and that the lot is owned free and clear by the proposer;
7. An affidavit that there has been no illegal use of the property, no storage of hazardous substances and that the lot owner has received no notice of such activity from any governmental authority having jurisdiction;
8. A special warranty deed for the transfer;
9. A completed application for Property Tax Exemption or Exclusion for HOA common areas to the appropriate county.
10. A deposit in an amount to be determined by RMS and to be fully refunded upon the Lot Owner's payment of all applicable fees associated with the donation and transfer of title to RMS.

Upon receipt of the Lot Owner's application package containing the above-recited items, RMS will consider accepting the donation at a regularly scheduled Board meeting. The Lot Owner shall be notified promptly of the Board's decision.

**Adopted on June 14, 2016**