

RESOLUTION OF THE BOARD OF DIRECTORS
OF WEST BAY AT THE LAKES HOMEOWNERS ASSOCIATION
PERTAINING TO DRONES

WHEREAS, the Board of Directors has the authority to adopt rules and regulations pursuant to RCW 64.34.304(1)(a) and Declaration Sections 10.4.1 and 11.13, and

WHEREAS, the Board of Directors has the authority to regulate the use, maintenance, repair, replacement and modification of the Common Elements pursuant to RCW 64.34.304(1)(f) and Declaration Section 10.4.1(f); and

WHEREAS, Declaration Section 11.11 prohibits noxious or offensive activity in the Common Elements and Limited Common Elements and anything done therein which may become a nuisance or annoyance to Owners, and

WHEREAS, the Board of Directors is concerned about the potential invasion of privacy of residents within their Units and the Limited Common Elements assigned thereto due to the use of drones on the Property, and

WHEREAS, the Board of Directors is concerned about the safety of residents due to the use of drones at the Property, therefore

BE IT RESOLVED that the following rules are hereby adopted:

1. Definition.
 - a. "Drone" means a powered, aerial vehicle that uses aerodynamic forces to provide vehicle lift, does not carry a human operator, and can fly autonomously or be piloted remotely.
 - b. "Surveillance" means (i) with respect to resident or their guests, invitees and licensees, the observation of such persons with sufficient visual clarity to be able to obtain information about their identity, habits, conduct, movements, or whereabouts; or (ii) with respect to Units, the observations of Units with sufficient visual clarity to be able to determine unique identifying features or its occupancy by one or more persons.
2. Prohibited Use. Except as permitted in paragraphs 3 and 4 below, the use of Drones is prohibited at the Property.
3. Permitted Use. The use of Drones is permitted on the Property by a person or an entity hired by a resident and that person or entity is engaged in a business or profession licensed by the state, or by an agent, employee, or contractor thereof, if the drone is used only to perform reasonable tasks within the scope of practice or activities permitted under such person's or entity's license, including but not limited to real estate agents,

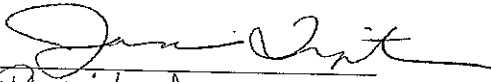
contractors, and appraisers. However, the foregoing permitted use does not apply to a profession in which the licensee's authorized scope of practice includes Surveillance.

4. Notwithstanding the foregoing, proof of adequate insurance and the prior written authorization of the Board of Directors will be required before a Drone can be used for a permitted use as outlined in paragraph 3. The Board of Directors has the authority to grant such authorization in its sole discretion.

BE IT FURTHER RESOLVED that the newly adopted rule shall be incorporated into the Association's existing Rules and Regulations and published to Owners.

Adopted this 17th day of January, 2017.

BOARD OF DIRECTORS

By:  1/17/2017
Its: President