

## **GUIDELINES COMMON FACILITIES DISPOSAL**

Roseheart Homeowners Association is a residential real estate subdivision located in San Antonio, Bexar County, Texas (hereinafter "the Subdivision"); and, Roseheart Homeowners Association (hereinafter the "Association"), acting through its Board of Directors, has the power to make reasonable rules and regulations for the operation and use of the Common Areas in the Subdivision. The Governing Documents define Common Facilities as all property leased, owned, or maintained by the Association for the use and benefit of the Members of the Association.

The Board of Directors desires to provide for the proposed sale or replacement of Common Facilities of the Association; when, in the opinion of the Board of Directors that Common Facilities has reached the end of its useful life and has a value of more than \$200 it can be proposed for sale. It will first be offered for sale to all homeowners by way of a published announcement in the Roseheart Weekly Update. Also, for the benefit of those residents who choose not to rely upon the Internet for their communications, the notice will also be posed in written form in the Clubhouse. The posting will be made available for five days, with a request that parties interested in purchasing said Common Facilities respond by a given deadline. Upon completion of the posting period, if only one homeowner expresses an interest in the Common Facilities in question it will be offered to that homeowner for the specified price. If more than one homeowner expresses an interest in the Common Facilities, the item will be open for competitive bidding among those parties. At the end of the bidding period, that homeowner offering the highest bid will be offered the Common Facilities in question. Should that person decline to accept the Facilities at the bid price, the Facilities will be offered to the next highest bidder. Common Facilities that are deemed unsafe, broken or must be moved by a professional is exempt from this policy and will be disposed in the most efficient manner possible.