

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

ADMINISTRATIVE RESOLUTION NO. 166

**LIMITED COMMON ELEMENT PARKING SPACE
REASSIGNMENT PROCEDURES**

WHEREAS, Section 3.2 of the Bylaws of Watergate at Landmark Condominium Unit Owners Association ("Bylaws") provides that the Board of Directors ("Board") of Watergate at Landmark Condominium Unit Owners Association ("Association") shall have all of the powers and duties necessary for administration of the affairs of the Association and may do all such acts and things as are not prohibited by the Virginia Condominium Act ("Act") or the condominium instruments and required to be exercised and done by the Association;

WHEREAS, Section 3.2(6) of the Bylaws further provides that the Board shall have the power from time to time to adopt rules and regulations provided that such rules and regulations are not in conflict with the Act or the condominium instruments;

WHEREAS, Article III of the Declaration of Watergate at Landmark Condominium ("Declaration") reserves the right of West Alexandria Properties, Inc. ("Declarant") to assign all of the covered or underground parking spaces as shown on the Plans, Exhibit E to the Declaration, as limited common elements for the exclusive use of Unit Owners to whose units the limited common element parking spaces become appurtenant;

WHEREAS, the Declarant executed and recorded amendments to the condominium instruments in order to assign certain parking spaces to individual units in the Condominium, as provided therein;

WHEREAS, Section 55-79.57 of the Act provides for the assignment and reassignment of limited common elements by the recordation of an amendment to the condominium instruments;

WHEREAS, Section 55-79.57 B of the Act provides that a limited common element may be reassigned upon written application of the unit owners concerned to the principal officer of the unit owners association;

WHEREAS, Section 55-79.57 B of the Act provides further that the Association is responsible for preparation and recordation of the amendment; and,

WHEREAS, to ensure proper reassignment of limited common element parking spaces, the Board has determined it necessary and in the best interest of the Association to establish the process and procedures for such reassignments.


NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby adopts the following procedures for Unit Owners who wish to reassign limited common element parking spaces.


1. The *Limited Common Element Reassignment Information Package* ("Package") attached as Exhibit A to this Resolution is adopted by the Board as the process and procedures for reassignment of all limited common element parking spaces.
2. Unit Owners shall apply for the reassignment of limited common element parking spaces by completion and execution of a *Parking Space Reassignment Application* ("Application") in the form included as Exhibit 1 to the Package, signed by all concerned Unit Owners.
3. Unless the Unit Owners designate separate legal counsel, upon receipt of the completed and signed Application, Association legal counsel shall prepare an *Amendment to the Condominium Instruments* reassigning the limited common element parking space in a format similar to Exhibit B to this Resolution, based on the information provided by the Unit Owners in the Application and documentation received as itemized in Exhibit C to this Resolution.
4. If the selling Unit is encumbered by a Deed of Trust or mortgage, and Association legal counsel prepares the appropriate deed of release, such *Deed of Release* shall be prepared in a format similar to Exhibit D to this Resolution.
5. If the Unit Owners designate separate legal counsel to prepare and record the Amendment, or a settlement agent will be recording the Amendment, Association legal counsel will coordinate recordation with such attorney or settlement agent requiring an affidavit from such attorney or settlement agent in a format similar to Exhibit E to this Resolution.

PR 12 - Reassignment of Limited Common Elements and all previous resolutions relating to reassignment of limited common elements are superseded by this Administrative Resolution as of its effective date.

Book of Minutes _____, of the Board Meeting of July 29, 2014

ATTESTED:


 Vivian Moran, Secretary


 Philip J. Schrock, President

8/9/14
 Date

Aug 13, 2014
 Date

WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION

ADMINISTRATIVE RESOLUTION NO. 166

LIMITED COMMON ELEMENT PARKING SPACE
REASSIGNMENT PROCEDURES


July 29, 2014

RESOLVED BY THE BOARD OF DIRECTORS of the Watergate at Landmark
Condominium Unit Owners Association:

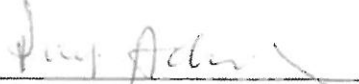
THAT, the Board of Directors approve the attached AR #166 - Limited Common Element
Parking Space Procedures.

Book of Minutes _____, of the Board Meeting of July 29, 2014

ATTESTED:



Vivian Moran, Secretary



Philip J. Schrock, President

8/9/14

Date

Aug 18, 2014

Date