

WATERGATE AT LANDMARK
CONDOMINIUM UNIT OWNERS ASSOCIATION

ADMINISTRATIVE RESOLUTION NO. 27

POLICY FOR THE USE OF THE COMMON ELEMENTS WHEN DESIGNATED AS
RESERVED GENERAL COMMON ELEMENTS

WHEREAS, Article III, Section 2, of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium" and further states that the Board "may do all such acts and things as are not by the Condominium Act or by the By-Laws directed to be exercised and done by the Unit Owners Association"; and

WHEREAS, pursuant to Article III, Section 2 of the By-Laws and Article III of the Declaration, the Board of Directors has the power to designate from time to time certain General Common Elements as "Reserved General Common Elements" and grant reserved rights to any or less than all of the unit owners and establish a reasonable charge for the care thereof; and

WHEREAS, Section 80(c) of the Condominium Act dealing with control of common elements provides that nothing in Sub-Section 80 shall be construed to prohibit the grant by the condominium instruments, of other powers and responsibility to the Unit Owners Association or to the executive organ. The power to establish certain common elements as a reserved general common element has been granted to the Board of Directors by the condominium instruments.

WHEREAS, there is a need for the Board of Directors to assure that all residents have an equal opportunity to enjoy the common elements and to assure that there is no abuse of Association property within the common elements or dangers to users through overcrowding of the common element areas; and

WHEREAS, Administrative Resolution No. 21 designated the Community Activities Council as the Council responsible for providing social, cultural and recreational activities for residents and their guests,

NOW, THEREFORE, BE IT RESOLVED that the Board under the authority granted to it in Article III, Section 2, of the By-Laws, and Article III of the Declaration does hereby authorize the designation and use of certain common elements as Reserved General

Common Elements from time to time; and

BE IT FURTHER RESOLVED that the Board of Directors does hereby:

1. Designate the Community Activities Council to schedule, assign, and coordinate certain community recreational, social, and cultural activities in accordance with the provisions of Administrative Resolution No. 21; and

2. Direct the Community Activities Council to prepare and submit a proposed schedule of such events to the Board of Directors for approval, and subsequent promulgation and publication; and

3. Direct the Community Activities Council, in those instances where the nature of activity or the area in which it is scheduled is such that it requires limited members in attendance, payment of admission charges, advanced commitment, or contractual arrangements; that the proposed schedule, the announcement, and subsequent publicity for this event will, as appropriate,

- a. Define the limits of the common elements to be utilized for the activity;
- b. State the time of commencement and duration of the event;
- c. Define the terms and conditions for attendance, i.e., charges, advance reservations, limited attendance, guest policy, etc.

4. Recognize, that from time to time, this designation of Reserved General Common Elements will result in a grant of reserved rights to less than all of the resident unit owners, their guests or assignees, or to lessees and that reasonable charges for this purpose may be levied.

5. Recognize that this resolution does not apply to that common element known as and referred to as the Racquet Club.

Motion by Schatz, supported by White

YEA	MEMBER	NAY
_____	Bingman	absent
_____	Carey	x
_____	Chasin	y
_____	Lert	x
_____	Pepitone	x
_____	Ryan	x
_____	Schatz	x
_____	White	x
_____	Zimmet	x

_____ Motion declared adopted
 Motion declared failed

Eileen K. Daringer
Attested