

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

ADMINISTRATIVE RESOLUTION #164

AUTHORIZATION TO CONTACT LEGAL COUNSEL

FEBRUARY 26, 2013

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

WHEREAS, pursuant to Article 3.2(6) of the Bylaws, the Board has the power to "[a]dopt and amend any rules and regulations; provided, however, that such rules and regulation shall not be in conflict with the Condominium Act or the condominium instruments;" and

WHEREAS, the Board believes it to be in the best interest of the Association to adopt a policy governing the expenditure of Association funds for legal expenses;

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures for securing legal expenses on behalf of the Association are adopted.

1. Authority to Engage Legal Counsel.

- a. **The President of the Board.** The President of the Board may, by virtue of his office, obtain the opinion of, or consult with, the Association's legal counsel and other legal professionals at the expense of the Association whenever the President believes it to be necessary or appropriate to do so in the discharge of the duties of his office.
- b. **A Director of the Board.** A Director may seek the permission of the President of the Board to obtain the opinion of, or otherwise consult with, the Association's legal counsel and other legal professionals at the expense of the Association whenever the Director believes it to be necessary or appropriate to do so in order to further the interests of the Association. The President's decision in all such matters shall be final.
- c. **A member of the Association who is not a member of the Board.** A member of the Association who is not also a Director may petition the President of the Board to seek to obtain the opinion of the Association's legal counsel on a matter the member believes to be necessary or appropriate to the interest of the Association. The President's decision may be appealed and overturned by two-

thirds majority vote of the board. However, a member of the Association who is dissatisfied with the final decision in such a matter may offer to underwrite in full the cost of obtaining the opinion of Counsel to the Association.

2. **Limitations.**

The underwriting of legal services by a member of the Association who is not a member of the Board does not create an attorney/client relationship between the said member and Counsel for the Association. Neither does it create on the part of the said member an expectation of, or entitlement to, any work product, advice, or material produced, employed, or relied upon by Counsel for the Association.

3. **No creation of an enforceable right.**

Nothing in this section is intended to, nor does it, confer upon any member of the Association or other party an enforceable private right of action or any other right or remedy.

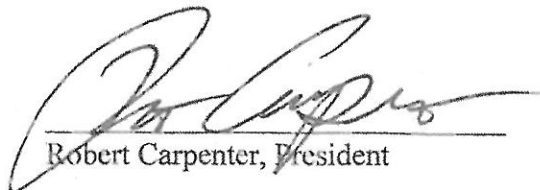
All previous resolutions relating to authorization to contact legal counsel are superseded by this Administrative Resolution as of its effective date.

Book of Minutes _____, of the Board Meeting of February 26, 2013

ATTESTED:



Vivian Moran, Secretary



Robert Carpenter, President

3/3/13

Date

3/7/13

Date