

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

POLICY RESOLUTION NO. 92

RECREATIONAL USE OF THE COMMON ELEMENTS

June 24, 2003

Amended June 30, 2015 (Formerly AR #52)

RESOLVED by the Board of Directors ("Board") of the Watergate at Landmark Condominium Unit Owners Association:

WHEREAS, Article 3, Section 3.2. of the Bylaws assigns the Board with "all 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 these Bylaws directed to be exercised and done by the Unit Owners Association"; and

WHEREAS, the landscaped and lawn areas of the Condominium were primarily designed and intended for the enjoyment of the community and not for active or recreational use of dangerous or destructive nature; and

WHEREAS, the Board deems it necessary, therefore, to establish appropriate provisions and restrictions for the reasonable use of the common elements.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The landscaped and lawn areas may be used for ball throwing, catching and kicking and frisbee tossing, except as provided below. Examples of the activities prohibited include, but are not limited to:
 - a. Organized competitive play such as baseball, football and soccer.
 - b. Ball throwing, catching, kicking and frisbee tossing near the indoor pool windows, outdoor tennis courts, outdoor pool or tot lot.
 - c. Ball throwing, catching and kicking and frisbee tossing and the like after dark.
 - d. Use of propelling equipment (for example the use of bats) in the landscaped and lawn areas as well as on other common element areas except those specifically designated for recreational use.
 - e. Playing audio equipment on lawn areas adjacent to the tennis courts (except when using earphones) when tennis courts are being used.
 - f. Balls kicked or thrown against any Watergate structure such as fences or walls.

2. Recreational use of a dangerous or destructive nature to property or persons is not permitted.
3. The use of spiked and cleated shoes is prohibited on landscaped and lawn areas.
4. For safety reasons, in the gazebo and waterfall areas, climbing on the railings of the fence and around the huts is prohibited, as is the playing of physical games on the immediate lower levels.
5. Activities not permitted on the patio deck or upper terrace include the throwing, kicking and bouncing of balls or other objects. Strollers may be walked across the lawn to the play area.
6. All other sports, for which specific facilities or areas have been provided, will be engaged only in those facilities or areas.
7. Management may restrict access to lawn and landscaped areas for reseeding/resodding while work is being performed or if the area is unsuitable for use (i.e., Immediately after a heavy rain and until the area has been completely restored).
8. Patrol Services is authorized to temporarily confiscate equipment (spikes, bats, balls, etc.). This may be done when confiscation is the only way to prevent repeated disregard of these rules, or when the manner or place of use of the equipment constitutes a danger to Watergate residents or property. Confiscated equipment may be retrieved at the Patrol Services office.

AND BE IT FURTHER RESOLVED, as it is difficult to list every type of recreational activity that could take place on the lawn, landscaped and other common areas, that activities not specifically referenced in this or other Watergate resolutions may be permissible as long as, in management's judgment, the activity does not endanger the people or property of Watergate at Landmark. This Resolution shall not be interpreted to restrict WAL Management from taking appropriate action to curtail offensive and/or abusive behavior.

Book of Minutes _____, of the Board Meeting of June 30, 2015

ATTESTED:

Virvan B. Morn
Secretary

Steph Schroed
President

7/6/15
Date

7/14/2015
Date

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UNIT OWNERS ASSOCIATION

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


THAT, the Board of Directors approve the attached amendment to the Recreational Use of the
Common Elements rules formerly identified as Administrative Resolution # 52.

Book of Minutes _____, of the Board Meeting of June 30, 2015

ATTESTED:



Vivian Moran, Secretary



Philip J. Schrock, President

7/6/15

Date

7/14/2015

Date