

**Watergate at Landmark Condominium
Unit Owners Association**

ADMINISTRATIVE RESOLUTION NO. 6A

RULES FOR USE OF THE GAZEBOS FOR PRIVATE ENTERTAINING

March 29, 2016 (Amended)

WHEREAS, Article 3, Section 3.2, of the Bylaws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association" and further states that the Board "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, there is a need for the Board of Directors to assure that there is no abuse of the common elements or danger to users and to provide fair use by all residents; and

WHEREAS, it is the intent of the Board of Directors to establish rules governing the use of Gazebos as Reserved General common Elements and desires to establish the following reasonable regulations and charges for the care and use thereof;

NOW THEREFORE, BE IT RESOLVED THAT the following rules are readopted for designated Gazebos, to apply to all users equally and alike at all times.

Guidelines for the Use of Gazebos for Private Entertaining

The Association welcomes and encourages the use of the Gazebos for private entertaining. Requirements and guidelines for their use and care have been adopted by the Board as follows, in order to enable maximum use of these facilities, as well as to protect both the unit owners and the Association.

1. Gazebos may be reserved for private entertainment in accordance with the provisions of AR-84 "Process for Scheduling Common Elements as Reserved Common Elements". Any gazebo not reserved as of 8:00 a.m. on a given day may be claimed for use on a first-come, first served basis through Patrol Services. An unreserved gazebo is not considered unclaimed until approved by Patrol Services.
2. In the interest of comfort and safety, the number of occupancy of the single Gazebo shall not exceed 75 persons, nor 125 for the double Gazebo.
3. Residents using the Gazebos may use the charcoal grills provided or may bring their own electric grills. The use of propane is not permitted.
4. Music may be enjoyed by residents using the Gazebo until 11:00 p.m., as long as it is at the background music level. No electronically amplified music or public address systems may be used in the Gazebos.
5. Residents using the Gazebos are to ensure that the area is left in a clean and sanitary condition. All trash, refuse, bottles, and cans will be placed in trash containers provided. The resident holding the reservation is responsible for the removal of all leftover food and drink from the premises immediately upon the conclusion of the event. If used, the fires in the charcoal grills must be doused.

Reservations

1. Reservations of gazebos should be made at least 48 hours in advance. Any resident of record 18 years of age or older or any resident unit owner of record may request a reservation for the use of a Gazebo for

private entertaining. Private entertaining does not include commercial or business usage or a resident sponsoring the use of a Gazebo by a religious, charitable, fraternal or similar type organization.

2. Reservation requests must be executed by a resident 18 years of age or older residing in the household of the resident planning to entertain in the Gazebo.
3. Residents reserving gazebos must complete a Reservation Request form, and present payment to the Activities Office (if by check, please make payable to "Watergate at Landmark") and an additional security deposit (per current FY Fee Schedule) to cover any damage or additional cleanup expenses. Reservations will be accepted only if the assessments due to the Unit Owners Association on the unit occupied by the resident are current, a Gazebo is available for the date and time requested, and the fee specified in the Fee Schedule accompanies the reservation request. Any damage inflicted upon the Gazebo, its furnishings or equipment while the reserved Gazebo is under the control of the resident holding the reservation, as well as any unusual cleanup or more than routine cleaning is required, this expense shall be borne by the reservation holder, the same to be collected as hereinafter provided. The resident will notify Patrol Services immediately at the conclusion of the party to preclude the possibility that subsequent damage might be assessed as said resident's responsibility.
4. Residents requesting reservations must provide the Activities Office with a list of persons invited to attend the function for which the Gazebo has been reserved ideally 24 hours before the date of the function, but certainly prior to the event to facilitate entry and alleviate lines at the gate. It will be the responsibility of the Activities Office to provide the Patrol Services Officers at the entrance gate of Watergate at Landmark with a copy of the list of attendees on a timely basis. Failure to submit a guest list to Patrol Services prior to a scheduled event may result in cancellation of the reservation. If a reservation is cancelled at least 5 days prior to a scheduled function, the fee will be refunded. Additions or changes to on the list of attendees which occur after the list has been submitted should be submitted to the front gate Patrol Services in writing.

The Activities Office will insure that on the date of the reservations, the reserved Gazebo will be posted with a sign reading substantially as follows:

Reserved by _____ Date _____

Hours of Reservation: (Residents may take possession of the gazebo two hours prior to the beginning of their function if space .) Only one reservation per Gazebo per day will be accepted. All events must be terminated by 11:00 p.m., with the exception for cleanup terminated by midnight. Residents reserving the gazebos must check in to the gazebo with patrol services at the beginning of their rental period. At that time, a checklist will be filled out and the condition of the furnishings will be noted. A management representative will retain the original checklist. Management will unlock a bathroom within the rear bath house for guests of the gazebo rental to use. After the function, a management representative from patrol services will inventory the furnishings and note the condition of the furnishings and gazebo.

5. Residents reserving the Gazebos must be present during the function for which the Gazebo is reserved. Should it be necessary for the resident to leave for a period not to exceed one-half hour, he or she will designate another adult resident of Watergate at Landmark present at the function to assume his or her obligation under the terms of the reservation agreement.

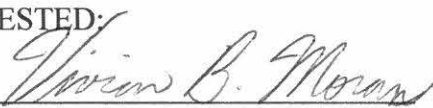
6. In the event of inclement weather causing the resident holding the reservation to move the party or function indoors, the resident shall contact the Manager on duty to determine whether alternate space such as a party room is available to which the party or function may be moved. Alternate space is not guaranteed with the reservation, however, if available, Management will permit the resident to move the party or function to a vacant party room with the payment of an additional security deposit and/or rental fee as per party room rental rules. The only exception to this rule would be if the attendees exceed the occupancy levels of the party rooms.

Enforcement under These Rules

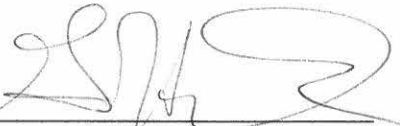
If the resident or the resident's guests violate any of the terms of this administrative resolution or any rule or regulation adopted by the Board of Directors, Management is authorized to retain all or part of the deposit made by the resident to procure reservation of the Gazebo. If a rule violation occurs, Management will notify the unit owner of the violation, specifying in detail the facts which support determination of a violation and initiate action in accordance with Policy Resolution No. 4 - Covenants Committee Procedures.

Book of Minutes _____, of the Board Meeting of March 29, 2016

ATTESTED:



Vivian Moran, Secretary



Gary H. Dahl, President

3/30/16

Date

3/30/16

Date