

**WATERGATE OF LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

ADMINISTRATIVE RESOLUTION NO. 81

EXTERMINATION OF VACANT UNITS

November 18, 1997
(Readopted)

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

WHEREAS, Article III, Section 2 of the Bylaws assigns the Board of Directors 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";

WHEREAS, various Units and the Common Elements have been infested with roaches;

WHEREAS, if not treated, an infestation in one Unit may spread to other Units and the Common Elements;

WHEREAS, the Board of Directors has determined that without remedial action the infestation problem is likely to remain the same or get worse in the future; and

WHEREAS, pursuant to Exhibit "J" to the Condominium Instruments and Policy Resolution No. 30, the maintenance of the individual Units is the Unit Owners' responsibility.

NOW THEREFORE, BE IT RESOLVED THAT:

1. All Units, upon being vacated, except those authorized by Management, must be exterminated prior to the moving in of new residents to insure that the insects are killed and to decrease the insects' movement from Unit to Unit.
2. The Board of Directors has directed Management to arrange for the exterminator to treat a Unit at the request of the resident as permitted by the contractor's regular schedule.
3. After a Unit is vacated, the Owner shall give Management an admit slip permitting extermination to be done.

4. The Watergate at Landmark Condominium Unit Owners Association will make no representations or guarantees of any nature regarding the extermination done pursuant to Section 2 above.

5. Management is directed to maintain records so that the Association can ascertain that all Units comply with this administrative resolution.


6. In the event that a Unit Owner does not comply with this Administrative Resolution No. 81, the Board of Directors directs Management to enter the Unit and exterminate without an admit slip, pursuant to the authority of Article X, Section 1(f)(1) of the Bylaws.

7. The purpose of the resolution is solely to respond to the specific, demonstrated and immediate problem. There is no intent hereby to imply a lesser standard for any other Unit Owner maintenance responsibility. Unit owners shall have a continuing maintenance obligation for the Unit's extermination. There is no intention on the part of the Board of Directors to imply that the Association will take similar action in the future to insure Unit Owner compliance with the Unit Owners' maintenance responsibilities.

Motion by Yale, Supported by Pearson

YEA	MEMBER	NAY
<u> </u>	Derrick	<u>Absent</u>
<u>X</u>	Lert	<u> </u>
<u> </u>	Marcin	<u>Absent</u>
<u>X</u>	Pearson	<u> </u>
<u> </u>	Piper	<u>Absent</u>
<u>X</u>	Snyder	<u> </u>
<u>X</u>	Tesler	<u> </u>
<u>X</u>	Wilkins	<u> </u>
<u>X</u>	Yale	<u> </u>

X Motion declared adopted
 Motion declared failed


Attested