

**WATERGATE AT LANDMARK CONDOMINIUM  
UNIT OWNERS ASSOCIATION**

**ADMINISTRATIVE RESOLUTION NO. 84A**

**DESIGNATION OF CERTAIN COMMON ELEMENTS  
AS RESERVED GENERAL COMMON ELEMENTS**

**June 24, 1997  
(Readopted/Amendment)**

WHEREAS, Article III, Section 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 Condominium" and further states that the Board "may do all such acts and things as are not by the Condominium Act or by the Bylaws directed to be exercised and done by the Unit Owners Association;"

WHEREAS, Section 55-79.83B of the Virginia Condominium Act ("Act") provides that "The executive organ may impose reasonable user fees;" and

WHEREAS, pursuant to Article III, Section 2 (a), of the Bylaws 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;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors under authority granted in the Act, Article III, Section 2 (a), of the Bylaws and Article III of the Declaration does hereby designate the following as General Common Elements which may from time to time be designated as Reserved Common Elements to be used for planned community functions and activities. When a Common Element is used for a planned community function or activity, only those Unit Owners, residents and their guests who have paid to attend the function or activity or, where no fee is charged, have complied with all requirements for participation in the activity or function shall be allowed to use the Common Element:

*Town Square	*Indoor Pool	*Volleyball Court
*Bombay Lounge	*Outdoor Pool	*Outdoor Tennis Courts
*Card Room	Gazebos	Racquet Club
*Billiards Room	Party Room #1	*Ice Rink
*Ping Pong Room	Party Room #2	*Lower Terrace
*TV Room	Party Room #3	*Upper Terrace
*Youth Center	Party Room #4	*Putting Green

**\*THE ABOVE NOTED COMMON ELEMENTS MAY NOT BE USED FOR PRIVATE  
FUNCTIONS UNLESS APPROVED BY THE BOARD OF DIRECTORS.**

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Only the following common elements may be reserved for private functions by unit owners, residents and their guests and only unit owners, residents and their guests who reserve these common elements for private functions shall be allowed to use them during the time of the function or activity:

Party Rooms  
Gazebos  
Racquet Club

**FURTHER, BE IT RESOLVED** that specific rules relating to the reservation and use of the Reserved General Common Elements designated above will be outlined in specific rules and regulations for each facility as may be adopted by the Board of Directors; and

**FURTHER, BE IT RESOLVED** that the Board of Directors may charge reasonable user fees for these facilities as established in the annual budget, prepared and adopted by the Board of Directors.

Book of Minutes #199, of the Board Meeting of June 24, 1997

ATTESTED:

Dorothy Boyd  
Secretary

Jim Pentk  
President

July 6, 1997  
Date

July 7, 1997  
Date