

WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION

September 26, 1978

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"; and

WHEREAS, there is a need for the Board of Directors to keep a record of the actions and decisions taken in the performance of said duties; and

WHEREAS, it is the intent of the Board of Directors to maintain a record of its decisions in addition to the customary Book of Minutes; and

WHEREAS, Policy Resolutions contain those Rules and Regulations of the Association adopted by the Board of Directors which specifically relate to the long-term governance of the Association, including, but not necessarily limited to, actions affecting owners' property, rights, actions affecting owners' obligations, and protection of the equity of the owners. All Policy Resolutions shall be recorded as Part One of the Book of Resolutions of the Association.

WHEREAS, Policy Resolutions, excepting #1 and #2, expire 3 months after the initial election of a Unit Owners Board of Directors, except those resolutions which were adopted by the Board of Directors after publication and hearings conducted in accordance with the procedures set forth in Policy Resolution No. 2; and

WHEREAS, any resolution due to expire shall be brought to the Board by the secretary for consideration at a meeting within forty-five (45) days prior to the date of expiration. If, at the meeting when the Policy Resolution is reviewed, there are no proposed amendments of a substantive nature, the Board may re-adopt the resolution with approval of a majority of its members.

NOW THEREFORE be it resolved that the Board of Directors does hereby re-adopt the following policy resolutions:

Policy Resolution No. 3
"Administrative Resolutions"

Policy Resolution No. 4
"Special Resolutions"

Policy Resolution No. 5
"General Resolutions"

Policy Resolution No. 10 (AMEND TO DELETE
"Watergate Wheel" FINAL PARAGRAPH)

Policy Resolution No. 11
"Guest Policy"

Policy Resolution No. 12
"Parking Space Transfer Policy"

Policy Resolution No. 13
"Attire"

Policy Resolution No. 14
"Pet Rules"

Policy Resolution No. 16
"Parking Rules"

Policy Resolution No. 17
"Special Assessment"

Policy Resolution No. 18
"The 1979 Annual Budget"

Policy Resolution No. 19
"FY-1979 Assessment"

Policy Resolution No. 20
"Fee for Preparing Resale Certificate:


and,

Finally be it resolved that Policy Resolutions 6, 7, 8, 9, and 15 having served their purpose, shall be allowed to expire on December 30, 1978 in accordance with the provisions of Policy Resolution No. 2.

Motion by CHASIN, supported by WHITE

<u>YEA</u>	<u>MEMBER</u>	<u>NAY</u>
<u>X</u>	Bingman	___
<u>X</u>	Carey	___
<u>X</u>	Chasin	___
	Lert	___
<u>X</u>	Pepitone	___
	Ryan	<u>ABSTAIN</u>
	Schatz	___
<u>X</u>	White	___
<u>X</u>	Zimmet	___

X Motion declared adopted


Attested