

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

**POLICY RESOLUTION # 100
ROOFTOP OBSERVATORY DECKS**

WHEREAS, Article II, Section 2 of the Bylaws assigns the Board of Directors (“Board”) 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 directed to be exercised and done by the Unit Owners Association”;

WHEREAS Article IV, Section 6.8 of the Bylaws addresses restrictions on use of the units and common elements and Section 6.8(a)(5) further provides that “the common elements shall be used only for the furnishing of the services and facilities for which the same are reasonable suited and which are incident to the use and occupancy of the units;”

WHEREAS, Section 6.8(b) of the Bylaws provides that each unit and common elements shall be occupied and used in compliance with the rules and regulations which may be promulgated and changed by the Board of Directors; and,

WHEREAS the Board of Directors wishes to formally establish and publish a policy establishing clear usage guidelines with regard to the Rooftop Observation Decks on Buildings 1 and 2.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Rooftop Observation Decks shall be generally open to resident and resident guest use between the hours of 6:00 a.m. and 10:00 p.m., and may be open for general access at other times to accommodate functions approved by the Board.
2. To use the Rooftop Observation Decks, primarily responsible residents of a unit must complete a *Rooftop Observation Decks User Authorization* form (“*Authorization Form*”) substantially in the format attached as Exhibit 1. The *Authorization Form* is available at the Management Office and must be completed, signed and submitted to the Management Office.
3. Upon receipt of a completed *Authorization Form*, Rooftop Observation Deck doorways will be configured to open to key fobs of individuals residing in Buildings 1 and 2. Other residents may use the Rooftop Observation Decks by contacting Patrol Services Communications, provided, however, a completed *Authorization Form* has been submitted to Management.
4. Residents of units listed as having blocked amenities will not be granted access to the Rooftop Observation Decks.

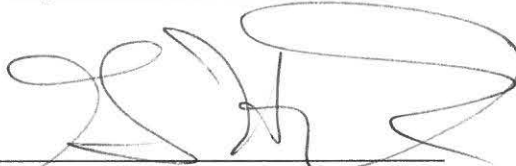
5. Access to one or both Rooftop Observation Decks may be restricted at any time by Management based on current weather conditions, need for maintenance or repairs, or other discretionary factors, and these restrictions shall take precedence over open-access hours.
6. Residents wishing to visit a Rooftop Observation Deck during a period when key fob access is not enabled may request access from Patrol Services Communications, which shall provide access unless restricted by Management.
7. Use is strictly limited to the Rooftop Observation Decks and immediate pathways between rooftop doorways and Rooftop Observation Decks. No other roof access by residents or guests is permitted by any time and may be considered criminal trespassing.
8. Sports equipment (i.e. balls), wheel recreational vehicles and unsafe activity or behavior destructive to property is not permitted on the Rooftop Observation Decks.
9. In accordance with City of Alexandria childcare guidelines, residents and guests aged nine and under should always be in the care of a responsible person.

Book of Minutes _____, of the Board Meeting of September 26, 2017

ATTESTED:



Vivian Moran, Secretary



Gary Dahl, President

9/30/17

Date

9/29/17

Date



WATERGATE AT LANDMARK
CONDOMINIUM UNIT OWNERS ASSOCIATION

211 Yoakum Parkway, Alexandria, Virginia 22304
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ROOFTOP TERRACE - USER AUTHORIZATION

I/We, the primarily responsible resident(s) of Unit Number _____ (“Unit”) in Watergate at Landmark, confirm that the following individuals residing in the Unit (“Users”) are authorized to access the Association Rooftop Observatory Decks (“Rooftops”) *without me/us being present*:

AUTHORIZED UNIT RESIDENT USERS:

_____	_____
Print Full Name of Authorized User	Print Full Name of Authorized User
_____	_____
Print Full Name of Authorized User	Print Full Name of Authorized User

I/WE, ALSO UNDERSTAND AND ACKNOWLEDGE THAT:

- Users and User guests of the Rooftops must abide by pertinent Rules and Regulations.
- I/We, as the primarily responsible resident(s) of the Unit, shall be fully liable for any and all injuries, damages, causes of action, claims or obligations arising out of or related to my/our use or the Users’ and User guests’ use of the Rooftops.
- I/We are solely responsible for any harm caused by me/us or the Users or User guests to the common elements or any other property.
- I/We hereby waive, hold harmless, indemnify, release and forever discharge the Association, the Association Board of Directors, members, residents, employees and agents of and from all manner of action and actions, causes and causes of action, suits, damages, claims or obligations arising out of, or related to, or resulting from my/our or the Users’ use or User guests’ use of the Rooftops.
- I/We shall be strictly responsible for actions of the Users or User guests while using the Rooftop.

Please Complete, Sign and Date Below.

_____	_____
Print Full Name of Resident	Print Full Name of Resident
_____	_____
Signature of Resident	Signature of Resident
_____	_____
Date	Date