

**WATERGATE AT LANDMARK CONDOMINIUM  
UNIT OWNERS ASSOCIATION**

**POLICY RESOLUTION #11  
GUEST POLICY  
August 27, 2019**

**WHEREAS**, it has come to the attention of the Board of Directors that there exists a necessity for the adoption of a policy relating to the use and availability of the swimming pools and tennis courts (hereinafter the "recreational facilities") by unit owners' and residents' guests; and

**WHEREAS**, the Board of Directors desires to adopt a policy where assures, to the fullest extent possible, the availability of the recreational facilities to unit owners and residents; and

**WHEREAS**, the Board of Directors desires to adopt a policy which will equitably and fairly provide for the availability of the recreational facilities to such guests:

**NOW THEREFORE, BE IT RESOLVED THAT**, management is directed to implement a recreational facility guest pass system, to the extent necessary, on a daily first-come first-served basis, designed to insure availability of such facilities to unit owners and residents and, to the extent consistent with demand, their guests; and

**FURTHER**, it is directed that management monitor the demand and use of such facilities by both unit owners, residents and their guests and report, as needed, to the Board of Directors their findings.

The following definitions related to guests apply:

**1. HOUSE GUESTS**

Any resident who permits a house guest to occupy his/her unit during their absence must register their name(s), permanent address (which must reflect an offsite address) and vehicle information of such guests with the Resident Services Desk in advance of such occupancy. A house guest is defined as one who occupies the unit in excess of 24 hours. A house guest pass authorizes the guest to use the amenities without being accompanied by the resident host. A house guest pass will be limited to a 30-day period unless extended by the General Manager or designee. House Guests will be required to provide a form of formal identification (DMV license or I.D., passport) to the Management Office.

**2. DAY GUESTS**

A day guest is defined as a visitor of up to 24 hours duration. Day guests shall be accompanied by the resident host when using any of the Association's amenities.

**3. SHORT-TERM OCCUPANCY**

No unit shall be used or occupied for transient or hotel purposes (such as those marketed on Airbnb and through other platforms) or leased for an initial period of less than one year except as may otherwise be required by federal mortgage lending agencies.

*Replacing June 25, 1996 Guest Policy. The definitions for House Guests and Day Guests were carved out of AR3 General Rules of conduct and Use of Units and Common Elements (June 26, 2001)*

Book of Minutes \_\_\_\_\_, of the Board Meeting of August 27, 2019

ATTESTED:

*Vivian B. Moran*

Vivian Moran, Secretary

Date: *9/6/19*

*Eileen Greenberg*

Eileen Greenberg, Vice President

Date: *9/4/19*