

**WATERGATE AT LANDMARK CONDOMINIUM  
UNIT OWNERS ASSOCIATION**

**POLICY RESOLUTION NO. 12**

**REASSIGNMENT OF LIMITED COMMON ELEMENTS**

**February 24, 1998**

**WHEREAS**, Article III of the Declaration of the Watergate at Landmark Condominium provides for the assignment of portions of the common elements as limited common element parking spaces for the exclusive use of certain unit owners to whose unit these parking spaces shall be appurtenant; and

**WHEREAS**, the Declarant had in fact, from time to time, assigned certain parking spaces as limited common elements appurtenant to specific units; and

**WHEREAS**, Article IX of the Declaration of Watergate at Landmark Condominium provides that unit owners may reassign limited common element parking spaces pursuant to the provisions of Section 55-79.57(a) and (b) of the Code of Virginia 1950, as amended.

**NOW THEREFORE, BE IT RESOLVED THAT** the following policy for the reassignment of limited common element parking spaces is adopted by the Board:

**1. REASSIGNMENT REQUEST:** Limited common element parking spaces may be reassigned upon written application by the unit owner or unit owners concerned directed to the President of the Association. The written application shall be in the form of Exhibit "A" attached hereto, and said form shall be available from the Association office. Upon receipt of an application, the President shall direct legal counsel to prepare an Amendment to the Declaration reassigning all rights and obligations with respect to the limited common element parking spaces involved as indicated in the application.

**2. AMENDMENT FEE:** Simultaneously with the submission of the application for reassignment, the unit owner or the unit owners concerned shall pay the costs for the preparation of the Amendment to the Declaration to the Association's legal counsel in an amount to be determined from time to time by the Association's Board of Directors. The unit owner or unit owners concerned shall also pay the recording fee for the cost of filing the Amendment to the Declaration among the land records of the City of Alexandria, Virginia.

**3. AMENDMENT OF THE DECLARATION:** The Association's legal counsel shall prepare an appropriate Amendment to the Declaration for the signature of the President or other officer designated by the Board and of the unit owner or unit owners of the unit or units concerned.

**POLICY RESOLUTION NO. 12**


**4. LENDER'S APPROVAL:** Unit owners are responsible for securing their own lender's approval, if necessary, for the reassignment of any parking space limited common element which may be encumbered by a deed of trust or other lien. The Association makes no representations concerning the requirement for obtaining any releases and in processing the application for reassignment and in preparing and executing any Amendment to the Declaration is expressly relying on the unit owner or unit owners concerned to obtain and record among the land records of the City of Alexandria, Virginia, any required releases from lenders or other secured parties.

**5. RECORDATION:** The Amendment to the Declaration shall be executed and acknowledged by the unit owner or unit owners concerned and returned to the Association. Thereafter, the Amendment to the Declaration shall be executed and acknowledged by the President of the Association, or other officer designated by the Board, and then the Association's legal counsel shall cause the same to be recorded among the land records of the City of Alexandria, Virginia.

Book of Minutes #208, of the Board Meeting of February 24, 1998

ATTESTED:

  
Secretary

  
President

March 14, 1998  
date

3/16/98  
Date

EXHIBIT A

DATE:

President  
WATERGATE AT LANDMARK CONDOMINIUM  
UNIT OWNERS ASSOCIATION  
211 Yoakum Parkway  
Alexandria, Virginia 22304

Dear Sir or Madam:

Pursuant to Section 55-79(a) and (b) of the Code of Virginia 1950, as amended, and Watergate at Landmark Condominium Policy Resolution No. 12, the undersigned unit owner(s), as owner(s) of record of the Watergate at Landmark Condominium Units listed below, hereby apply for the reassignment of the parking space limited common element as follows:

Parking Space No. \_\_\_\_\_

From Building No. \_\_\_\_\_ Unit No. \_\_\_\_\_

To Building No. \_\_\_\_\_ Unit No. \_\_\_\_\_

We have read and understand Policy Resolution No. 12 and we agree to its terms. We also agree to pay all reasonable costs incurred by the Association in the preparation and acknowledgment of the Amendment to the Declaration and for the cost of recording the same. We further agree that once prepared and delivered, we will properly execute and return the Amendment to the Declaration to the Association's office to be executed and acknowledged by the President, or other officer designated by the Board, and thereafter to be recorded among the land records of the City of Alexandria, Virginia, by the Association's legal counsel. We understand that the reassignment is not effective until the Amendment to the Declaration is properly recorded.

FROM:

TO:

\_\_\_\_\_  
Owner(s) Signature(s)

\_\_\_\_\_  
Owner(s) Signature(s)

\_\_\_\_\_  
Print Name(s)

\_\_\_\_\_  
Print Name(s)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone Number(s)

\_\_\_\_\_  
Telephone Number(s)