

**WATERGATE AT LANDMARK CONDOMINIUM UNIT OWNERS
ASSOCIATION**

POLICY RESOLUTION NO.2

POLICY RESOLUTIONS

**September 22, 1976
(Amended February 28, 2006)**

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 directed to be exercised and done by the Unit Owners Association"; and

WHEREAS, the Board deems it necessary to establish appropriate procedures for adopting and recording Policy Resolutions of the Board; and

WHEREAS, a Policy Resolution shall be defined as: Those resolutions that affect owners' rights and obligations. (For example – rules for the use of common areas and recreational facilities, architectural guidelines, and enforcement procedures); and

WHEREAS, it is the intent of the Board of Directors to institute such procedures;

NOW THEREFORE, BE IT RESOLVED THAT the following procedures for the adoption of Policy Resolutions be adopted:

1. First Reading. The proposed Policy Resolution shall be read into the minutes of a regular Board meeting by a member of the Board. At that meeting the Board shall set a time, date and place for a public hearing on the proposed resolution.
2. Publication. The proposed Policy Resolution shall be published in its entirety by the Association, together with notice of the time, date and place of the public hearing as set by the Board.
3. Consistency. The secretary or legal counsel shall be responsible for reviewing the proposed resolution for consistency with previously adopted resolutions and with the Condominium Instruments and submit a written report at the public hearing.
4. Public Hearing. All owners attending the public hearing shall receive printed copies of the agenda, on which the proposed resolution shall appear. Owners shall have an opportunity to comment on the proposed resolution, subject to guidelines announced by the Board at the beginning of the hearing. The Board may delegate to an appropriate committee the authority to conduct the public hearing.

5. Board Action. At a meeting of the Board, no later than the next regular Board meeting, the Board shall take action on the proposed Policy Resolution. To be adopted, the resolution must have the approval of a majority of the Board. If the resolution is adopted, copies of the resolution shall be distributed to all owners and placed in the Book of Resolutions.
6. Amendment. To amend a Policy Resolution the Board will follow the procedures, for adoption of a Policy Resolution.
7. Emergency Policy Resolutions. When, in the judgment of the Board of Directors; an emergency exists which jeopardizes the property or equity of the Association, the Board, with a majority approval of those Board member present, may temporarily waive steps 1 through 4.; however, no later than thirty (30) days after the adoption of an Emergency Policy Resolution, such resolution shall expire unless the Board institutes the normal proceedings for adoption of a Policy Resolution.

WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION

GENERAL RESOLUTION NO. 816

POLICY RESOLUTION NO. 2 – POLICY RESOLUTIONS

February 28, 2006

RESOLVED BY THE BOARD OF DIRECTORS of the Watergate at Landmark Condominium Unit Owners Association:

To define Policy Resolutions as: Whereas, a Policy Resolution shall be defined as: Those resolutions that affect owners' rights and obligations. (For example – rules for the use of common areas and recreational facilities, architectural guidelines, collection procedures and enforcement procedures.)

Delete from the original Policy Resolution:

Paragraph #1 Delete "such time to be no less than fifteen (15) days before,"

Paragraph #5 Delete "to be held no earlier than seven (7) days from the date of the hearing"

Paragraph #6 WAIVER Delete in its entirety

Paragraph #7 DURATION Delete in its entirety

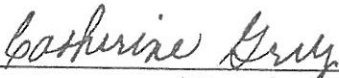
Motion by: Parker Supported by: Cotton

YEA	MEMBER	NAY
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<u>X</u>	Brown	_____
<u>X</u>	Cotton	_____
<u>X</u>	Parker	_____
<u>X</u>	Pearson	_____
<u>X</u>	Rolen	_____
<u>X</u>	Shalita	_____
<u>X</u>	Sweigart	_____
<u>X</u>	Treger	_____
<u>X</u>	Vecchio	_____

X Motion declared adopted

_____ Motion declared failed



Attested