

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

POLICY RESOLUTION NO. 61

LANDSCAPE DONATION POLICY

October 26, 2004

WHEREAS, Article 3, Section 3.2 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 rules and regulations for landscape donations made by residents:

WHEREAS, residents requesting to donate money towards a landscape, exterior art or hardscape may direct their request through the Landscape Committee or through the Activities Office; and

WHEREAS, the Landscape Committee will work through the master plan or plans approved by Management and the Board of Directors. A book will be kept with ideas, plan concepts, listing specimens, location cost, approved outdoor art, or hardscape; and

WHEREAS, residents upon request and donation are notified that at the time of the donation once installed becomes the property of Watergate at Landmark. Watergate at Landmark will make reasonable efforts to maintain the donated item. If a plant (i.e., trees, bushes or flowers) dies within one year they will be replanted. At the end of one year, if a plant dies it will be reevaluated as to the appropriateness of the plant specimen and location. Efforts will be made to contact the donating resident with the recommendations of the Committee and Management.

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WHEREAS, hardscaped donations (i.e., benches, etc.) will be compliant with the master plan and locations will be pre-determined. Plaques on benches and art donations will be small and of one design. Approval of all donations is through the Landscape Committee, Management and the Board of Directors. All art donations must be approved individually by Management and the Board of Directors.

Plant specimen donations will be planted only at the appropriate season and will be planted with the necessary soil and soil amendments to assist the newly planted specimen to have an optimal chance for survival and health.

NOW THEREFORE BE IT RESOLVED, that all donations will be maintained by Watergate at Landmark employees or subcontractor, i.e., watering, fertilizing, pruning, etc.

Book of Minutes____, of the Board Meeting of October 26, 2004

ATTESTED:

Catherine Grey
Secretary

Anita A. Leste
President

11/3/04
Date

11/10/04
Date