

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

POLICY RESOLUTION NO. 86

**RULES FOR THE USE OF THE BUILDING LOBBIES, TERRACE LOUNGE, BLUE ROOM,
TOWN SQUARE, LIBRARY, CARD AND TV ROOM**

Approved February 25, 2020

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

THAT, the Board of Directors approves the recommendations of the AR-PR Subcommittee for rules governing the use of all community common area interior spaces, including, but not limited to, the Building Lobbies, Hallways, Stairwells, Terrace Lounge, Blue Room, Town Square, Library, Card Room and TV Room, as follows:

All Community Center Areas and Common Areas within Residential Buildings:

Note: the provisions in this paragraph apply to all common areas detailed below.

1. No disruptive or unsafe behavior or activity shall be carried on within these areas. Running, screaming, riding of wheeled recreational equipment, ball playing/bouncing and horseplay are considered unsafe within these spaces and are therefore not permissible.
2. Sitting, standing on the tables, placing feet on or jumping on furniture and sleeping on the sofas are not permitted.
3. Loud music is not permitted.
4. Clean-up after use is mandatory; throw away all garbage or litter.
5. Bathing attire covering and footwear is required at all times. Sitting in wet bathing attire inside is not permitted outside of the pool area.
6. Planned events such as parties and celebrations shall be held in the Party Rooms (with a reservation) and Gazebos not in the common areas within the Community Center.

Building Lobbies, Vestibules, Hallways and Stairwells:

1. Vestibules, hallways and stairways are intended for normal transit. Loitering or obstructing residents and guests from transiting through these areas is prohibited.
2. Residents and guests may be present in building lobbies for quiet enjoyment, conversation, or other purposes that avoid disruption but may not hassle or obstruct others from transiting through lobbies while doing so.

3. Consuming food in building lobbies is not allowed outside of Association events.

Terrace Lounge:

The Terrace Lounge is a formal area not set up for dining or private events.

1. Beverages are permitted, as are packaged snacks and fruit. Other food is permitted only at Association-sponsored events.
2. Residents and guests who bring packaged snacks and beverages to this area must dispose of their trash and clean up afterwards.
3. Any furniture moved must be returned to its original location prior to departing the area.

Blue Room:

The Blue Room is set up and intended for residents' dining pleasure.

1. Residents and guests who bring food and beverages to this area must dispose of their trash and clean up afterwards.
2. Furniture in the area (tables and chairs) can only be rearranged if the temporary arrangement does not restrict others from using the room. The room must be returned to its original state.
3. Private events such as parties and celebrations shall be held in the Party Rooms (with a reservation) and Gazebos rather than in this common area.
4. As common area space, this shall remain available for individual use except when restricted by the Board of Directors or Management.

TV Room:

The TV Room is set up and available for use in watching television or movies, or in playing video games that may be connected to the television using readily available connections.

1. Television volume should be kept at a level so as not to disturb other activities in the adjacent Community Center rooms.
2. Before leaving the TV Room, residents and guests must turn off the television and return to its original location and furniture that may have been moved while using the room.
3. Beverages are permitted, as are packaged snacks and fruit. Other food is permitted only at Association-sponsored events.
4. Residents and guests who bring packaged snacks and beverages to this area must dispose of their trash and clean up afterwards.

Card Room:

The Card Room is organized and furnished for the purpose of card playing and related events typically under the sponsorship or supervision of the Arts & Entertainment Committee.

1. Priority status is accorded to sponsored, scheduled activities as published in WAL media, available in the Activities Office and posted in the Card Room. Other uses of the Card Room may be restricted during these times.
2. Given the nature of activities reserved for this room (e.g., chess, duplicate bridge), the Card Room must be a quiet space free of excessive noise and distractions when sponsored, scheduled activities are taking place.
3. Beverages are permitted, as are packaged snacks and fruit. Other food is permitted only at Association-sponsored events.

Library:

The Library is a quiet place available primarily for residents and guests to read books.


1. Conversations should be kept brief and at a low volume. Care should be taken to avoid disturbing other Library patrons. Cell phone use is prohibited.
2. Audio equipment may be used only with headphones except as part of a group activity that involves everyone in the Library.
3. Theft, damage, defacing, or destruction of library books is prohibited. Books may be borrowed from the Library for brief periods of personal use.

Updating and Replacing: May 24, 2011, June 27, 2017 and March 27, 2018 versions.

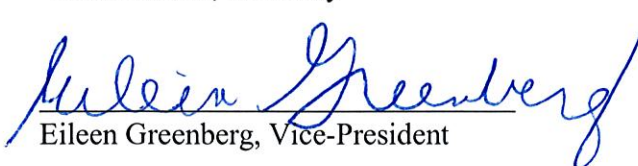
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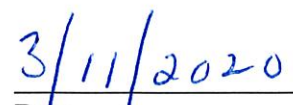
Vivian Moran, Secretary



Date



Eileen Greenberg, Vice-President



Date