

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

**POLICY RESOLUTION NO. 98
UNIT AND WATERGATE AT LANDMARK USE POLICIES
August 27, 2019**

RESOLVED by the Board of Directors (“Board”) of the Watergate at Landmark Condominium Unit Owners Association:

WHEREAS, Article 3, Section 3.2 of the Bylaws assigns the Board with “all the Powers and duties necessary for the administration of the affairs of the Unit Owners Association” and further states that the Board “may do all such acts and things as are not by the Condominium Act or by condominium instruments directed to be exercised and done by the Association”; and

WHEREAS, the Board deems it necessary, therefore, to establish appropriate provisions and restrictions for the reasonable use of the units;

1. **OCCUPANCY DATA:** At move-in and during annual registration, owners and occupants shall provide the Resident Services Staff with:
 - a. The name of each occupant and a phone number at which the occupant may generally be reached.
 - b. Current registration of any car already or intended to be associated with the unit.
 - c. All other such standardized data as reasonably may be required for the proper administration of the condominium, subject to review by the Board.
2. **OWNERSHIP OF RESIDENT ID CARDS, ETC:** Resident identification cards, pool passes, amenity passes or other passes and resident parking decals are the property of the Association and must be returned prior to move out or related fees shall be charged.
3. **DAILY USE OF UNITS**
 - a. Occupants of each unit shall exercise due consideration at all hours so that sound from their unit should not reasonably disturb occupants of any other unit, including any sound that may arise from operation of a radio, television, musical instrument or other item.
 - b. Occupants shall not leave unit doors standing open.

- c. Bird feeding on any balcony or exterior common area with a paved or finished surface is prohibited. Bird feeding in woodlands and grassy areas is generally permitted but may be restricted by Management on a per-location basis in response to specific problems that may arise regarding wildlife.
- d. Unit owners and occupants are prohibited from installing devices for purposes of actively exhausting air through unit vents or otherwise taking action that could reasonably be expected to unbalance the building ventilation systems. Should any owner or occupant fail to comply with this rule in a manner that requires subsequent rebalancing of the system, the cost of rebalancing shall be charged to the owner of the unit whose modification or use resulted in unbalancing the system.


4. STORAGE LOCKERS

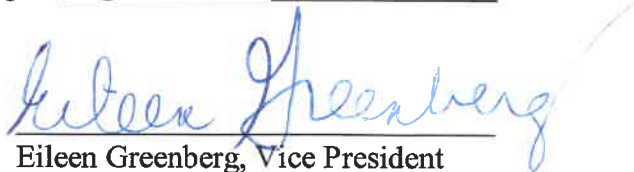
- a. Basement storage lockers must be kept locked at all times and storage in these lockers is at the user's risk.
- b. An occupant may not store any article in his storage locker or in his unit that may create a fire hazard or be in violation of the appropriate municipal laws and regulations (must be less than 24" from the ceiling, in the storage lockers). Emergency and/or repair situations may dictate that repair personnel be provided access to the storage rooms from time to time. Storage is not permitted in common areas other than in the assigned basement storage lockers.

Replacing: Policy Resolution #98 Unit and Watergate at Landmark Use Policies (July 25, 2017) was streamlined w/some sections moved to stand alone policies and others to existing policies. Sections in the 2017 version were extracted from AR3 General Rules of Conduct and Use of Units and Common Elements (June 26, 2001) reapproved as policy.

Book of Minutes _____, of the Board Meeting of August 27, 2019

ATTESTED:


 Vivian Moran, Secretary


 Eileen Greenberg, Vice President

9/3/19
 Date

09/03/19
 Date