

BOARD OF DIRECTORS FOR THE DARBY ESTATES CONDOMINIUM ASSOCIATION
RESOLUTION 2011 – 03: MOVE-IN/MOVE-OUT FEE POLICY

WHEREAS, Article 3, Section 3.1 of the Bylaws; Article 10, Section 10.4 of the Darby Estates Condominium Declaration; and RCW 64.34.304(j) of the Washington Condominium Act authorize the Board to adopt and amend rules and regulations and to impose reasonable user fees against owners/tenants so long as there is no conflict with the Condominium Instruments; and

WHEREAS, the Board of Directors recognizes the necessity of establishing fees and procedures to enforce fee collection for the association, to protect community harmony by providing guidelines and a procedure to address conditions that disrupt that harmony,


BE IT RESOLVED THAT the move-in/move-out fee enforcement procedures will be as follows:

1. The Management Company as directed by the Board is authorized to enforce and apply certain fees to each unit. i.e.; Move-in/Move-out.
2. Move-in/move-out rules are as follows:
 - a. The Board, through the current management company, must be advised of the intention of any owner to sell, rent, or lease any property that is part of Darby Estates Condominium Association.
 - b. Homeowners intending to sell a unit shall deliver a written notice to the Board through the current management company, at least two weeks before closing, specifying the unit sold; the name and address of the purchasers, the closing agent, and the title insurance company insuring the purchaser's interest; and, the anticipated closing date.
 - c. Homeowners renting or leasing a unit shall have rental or lease agreements in writing, with copies submitted to the Board, through the current management company, before the tenancy commences.
 - d. Homeowners renting or leasing a unit must provide their tenants with a copy of the Rules and Regulations and all resolutions of the Darby Estates Condominium Association. These rules must be followed by all tenants.
3. Homeowners will be charged a non-refundable fee for move-in and move-out whenever there is a change in occupancy either from sale, rental, or lease.
 - a. When a person moves in, the new owners/renters will be charged \$100.00 for Move-in/Move-out costs.
 - b. All units occupied prior to August 15, 2008 will be grandfathered. Grandfathered occupancy will be charged \$50 when moving out. The above \$100 charge will be applied to all move-in and move-out activity beginning August 15, 2008.
 - c. Move-in/Move-out hours are 8:00 a.m. to 8:00 p.m.
 - d. Any damage that exceeds \$50.00 for each move-in or move-out will be charged accordingly.
4. Unit owners who lease their units must provide proof to the Darby office that tenants have received a copy of this resolution. Non-resident owners have forfeited their rights to use of common elements but still retain their right to vote.

This Resolution and process will supersede current Move-in/Move-out fee policies.

ATTESTED that this resolution was approved by the Board of Directors on March 30, 2011:

DARBY ESTATES CONDOMINIUM ASSOCIATION,
A WASHINGTON NONPROFIT CORPORATION,

By: 
Thelma Darling, President

By: 
Rita Rukashaza, Secretary