

BOARD OF DIRECTORS FOR THE DARBY ESTATES CONDOMINIUM ASSOCIATION
RESOLUTION 2011 – 04: CLUBHOUSE USE 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 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,

WHEREAS, the Board has determined that the rules do not include regulations regarding the clubhouse use

BE IT RESOLVED THAT:

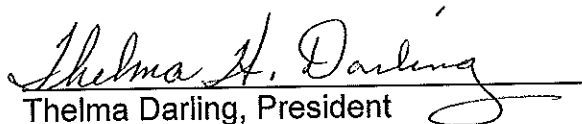
1. The Board adopts new rules to regulate the use of the clubhouse, hours and fee schedule.
2. The clubhouse time schedule is between 8:00 a.m. and 10:00 p.m., seven days a week. Reservation hours include preparation and clean up.
3. Owners/Residents must be present for the entire event.
4. A reservation form is limited to resident owners.
5. A contract rental agreement must be used by tenants.
6. Fee Schedule

Clubhouse non-refundable contract rental fee	\$50.00
Clean Up cost	\$50.00 per hr.
Clubhouse reservation/contract	\$100.00 (refundable)
Owner/Resident not present	\$100.00

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.

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