

**KINGSTOWNE RESIDENTIAL OWNERS CORPORATION**

**POLICY RESOLUTION 15-01**

**Policy Governing Lessee Amenity Rights**

The Board of Trustees has determined that it is in the best interest of the Corporation to create a policy which requires Owners who rent their dwellings to notify the Corporation in writing if the Owner does not want to grant membership privileges to their tenants.

**NOW, THEREFORE, BE IT RESOLVED** that the Board adopts the following Policy:

**I. RESPONSIBILITIES**

- A. If an Owner leases his or her property, the Corporation will assume that the Owner has assigned the following Membership Privileges to the tenant: (i) the right to lease the community centers for private events, (ii) the right to use the swimming pools during the pool season, (iii) the right to use the fitness centers, and (iv) the right to use the tennis courts and all of the other recreational facilities.
- B. In such event, the Owner shall bear legal responsibility for ensuring all Membership Privileges are exercised in accordance with the applicable Rules and Regulations.


**II. OPT-OUT PROVISION**

- A. If an Owner does not want to assign these Membership Privileges or bear legal responsibility for ensuring all Membership Privileges are exercised in accordance with the applicable Rules and Regulations, the Owner must notify the Corporation in writing. The Corporation will then deny the tenant with the right to exercise the Membership Privileges expressed above and reserve those Privileges for the Owner.
- B. The written notice shall be sent to the following address:

Board of Trustees  
Kingstowne Residential Owners Corporation  
c/o General Manager  
6090 Kingstowne Village Parkway  
Kingstowne, VA 22315

The effective date of this Resolution shall be \_\_\_\_\_, 2015.

KINGSTOWNE RESIDENTIAL OWNERS  
CORPORATION

  
\_\_\_\_\_  
President

**FOR KINGSTOWNE'S RECORDS**

I hereby certify that a copy of the foregoing Policy Resolution was posted on the website of Kingstowne Residential Owners Corporation on this 9<sup>th</sup> day of October, 2015.

  
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