

**THE UNIT OWNERS ASSOCIATION OF  
BALDWIN GROVE, A CONDOMINIUM**

**REGULATORY RESOLUTION 2019 - 01**

**LEASING REGULATIONS**

**WHEREAS**, Article III, Section 1 of the Association's Bylaws establish that the affairs of the Unit Owners Association shall be governed by a Board of Directors; and,

**WHEREAS**, Article III, Section 2 of the Bylaws empower the Board of Directors with “...all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Unit Owners Association”; and,

**WHEREAS**, Article XI, Section 1(f) of the Bylaws requires that any Unit Owner who leases his/her unit shall do so by written lease for a period of not less than six (6) months in duration, which lease shall require the lessee to comply with the Condominium Instruments (the Association's Declaration of Bylaws) and rules and regulations, and further provides that failure on the part of the lessee to so comply with the Condominium Instruments shall constitute a default under the lease; and,

**WHEREAS**, Va. Code § 55-79.87:1 (*Virginia Condominium Act – Rental of units*) pertains and establishes the statutory authority of the Association to approve and adopt certain rules regarding leasing in the Condominium;

**WHEREAS**, it is the Board of Directors’ intent to ensure that all leases entered into by Unit Owners and their lessees contain the compliance and default provisions, and to further ensure that all lessees (tenants) of Condominium units receive a copy of the Condominium Instruments and all rules and regulations; and

**NOW, THEREFORE, BE IT RESOLVED** that from the effective date of this resolution, the following Rules/Regulations shall apply and pertain to all Unit Owners who lease their units and shall be enforced as to all leasehold units in the Condominium.

## LEASING RULES/REGULATIONS

1. Not later than three (3) days prior to the commencement of occupancy by a tenant (or tenants) of a Baldwin Grove unit pursuant to a lease with the unit owner, the unit owner (landlord) shall provide to the Association (via the onsite Community Manager) the following information:

a. The complete names of all tenants who will occupy the unit under the lease, their individual contact information, and the make, model and license plate state/number of the vehicles of all tenants who will occupy the unit pursuant to the lease;

b. Complete contact information for any agent acting on behalf of the unit owner with respect to management of the owner's unit;

c. Each tenant's written acknowledgment of having received a copy of the Bylaws and Association rules/regulations, and each tenant's agreement to abide by the Bylaws and rules/regulations.

2. Within seven (7) days of occupancy by the tenants of the unit under lease, the unit owner shall provide to the Association (via its management agent) a fully conformed copy of the lease agreement.

3. There shall be no sub-leasing of any unit or any portion of a unit in Baldwin Grove.

4. Failure by the Unit Owner to comply with the above regulations shall be deemed a violation of the Condominium Instruments and shall render the Unit Owner subject to enforcement action pursuant to Article X, Section 1(h) (*Abatement and Enjoinment of Violations by Unit Owners*) of the Bylaws.

5. Pursuant to Article VI, Section 9 (*Tenant Eviction*) of the Bylaws, in the event that any tenant breaches the lease by failing to comply with any of the terms of the Declaration, Bylaws or Association rules and regulations, "...the Board of Directors may require the Unit Owner to secure the eviction of his tenant."

## RESOLUTION ACTION RECORD

Resolution Type: Regulatory No. 2019 - 01

Pertaining to: Leasing Regulations

Duly adopted at a meeting of the Board of Directors of the Unit Owners Association of Baldwin Grove, a Condominium, held May 21, 2019.

Motion by: Ann Durham Seconded by: Manyam Zabir.

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> , Member	✓			
<u>Charles F. Thelick</u> , Member	✓			
<u>Manyam Zabir</u> , Member	✓			
Linda Thel, Member				X
Jesse Laswell, Member				X

ATTEST:

Charles F. Thelick  
Secretary

5/21/19  
Date

Book of Minutes -- 2019

Book Resolutions:	Book No.	Page No.
Policy	_____	_____
<b>Regulatory</b>	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: May 21, 2019.