

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SIERRA CONDOMINIUM UNIT OWNERS ASSOCIATION**

Regarding Move-in/Move-out Fees

WHEREAS, Article 5, Section 5.8(b) of the Bylaws of the Sierra Condominium Unit Owners Association (the "Association") gives the Board of Directors of the Association the authority to make and enforce rules and regulations regarding the use of the Common Elements and the behavior of residents thereon;

WHEREAS, Section 55-79.83B of the Virginia Condominium Act authorizes the Board of Directors of a condominium association to impose reasonable user fees; and

WHEREAS, the Board of Directors finds that it is in the best interests of the Association to adopt a regulation providing for a move-in fee, a move-out deposit and an elevator key deposit to reimburse the Association for certain additional management and other costs, including wear and tear on the Common Elements; to secure payment of any damage caused to the Common Elements; and to secure return of the elevator key in connection with a resident moving into or out of a unit in the Sierra Condominium;

IT IS THEREFORE RESOLVED AS FOLLOWS:


1. All persons moving into the Condominium must pay a move-in fee of \$200, and deposit \$50 to obtain the elevator key. The \$200 move-in fee is a non-refundable user fee. The \$50 elevator key deposit will be returned to the resident when the elevator key is returned.
2. Any resident moving into the Condominium shall be fully liable for any damage caused to the Common Elements or to the property of another owner or resident caused by the move-in. The said \$200 move-in fee shall not be used as a set-off for any damages caused while moving in.
3. All persons moving out of the Condominium must deposit \$250. \$200 of said deposit is to secure a move-out without damage to the Common Elements and \$50 is to secure return of the elevator key. The \$200 deposit may be retained to pay the cost of repair of any damage, provided that the deposit shall not be the limit of liability of any owner or resident for damage caused by the owner or resident or by his/her contractor in moving items out of the Condominium. If there is no damage, the \$200 deposit shall be returned to the resident.
4. The owner of any unit shall be responsible for payment of any move-in/move-out fee and for the cost of any damage to the Common Elements caused by a resident moving into or out of a unit to the extent it is not paid by a tenant or other resident who moves into or out of the owner's unit.

5. Management shall not issue pass keys or other resident benefits to a new resident until all fees described in this Resolution are paid.

ADOPTED this 1 day of October, 2006.

Board of Directors

THE UNIT OWNERS ASSOCIATION OF
THE SIERRA CONDOMINIUM

By: 
President

ATTEST:

Secretary