

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SIERRA CONDOMINIUM UNIT OWNERS ASSOCIATION REGARDING
FITNESS CENTER POLICY

WHEREAS, Article 3, Section 3.1 of the Bylaws of Sierra Condominium Unit Owners Association vests the power and authority for the administration of the affairs of the Association in the Board of Directors;

WHEREAS, Article 3, Section 3.1(f) and Article 5, Section 5.8(b) of the Bylaws of the Association give the Board of Directors of the Association the authority to make and amend rules and regulations regarding the use of the common elements of the Condominium;

WHEREAS it has been reported to the Board of Directors that residents are making improper use of the Sierra Fitness Center; and

WHEREAS the Board has concluded that it is in the best interests of the Association to adopt a policy on the use of the Fitness Center for benefit and enjoyment of the residents of The Sierra and their guests;

IT IS THEREFORE RESOLVED THAT that the Board of Directors adopts the attached Fitness Center Policy.

Adopted this 29 day of August, 2012

BOARD OF DIRECTORS
THE SIERRA CONDOMINIUM UNIT OWNERS ASSOCIATION

By: _____

President

ATTEST:

Secretary

The Sierra Condominium Fitness Center Policy

The Fitness Center is provided for the benefit and enjoyment of the residents of The Sierra and their guests.

1. All residents and guests using the Fitness Center and any equipment or facility therein do so at their own risk and responsibility. Neither the Management Agent nor the Condominium Unit Owners Association assumes any responsibility for any accident or injury in connection with such use.
2. Residents agree to hold harmless the Association and the Management Agent from any and all liabilities and actions of any nature by any resident or guest as a result of the use of the Fitness Center or any equipment therein. The cost of any damage to the Fitness Center or any equipment therein will be charged to the resident or Owner responsible.
3. Two guests per residence are permitted at a time. All guests must be accompanied by the Owner or resident adult at all times.
4. All residents and guests between the age of 12 and 18 years must be accompanied by an Owner or resident adult.
5. Children under the age of 12 are not permitted in the Fitness Center.
6. Owners and residents will be held accountable and responsible for all actions of their guest(s).
7. Running, roughhousing, throwing anything, or any type of vandalizing activities are prohibited.
8. All equipment must be used in accordance with the manufacturer's instructions and recommendations. Misuse may lead to injury or damaged equipment.
9. Alcohol, food and the use of any tobacco products are prohibited in the Fitness Center.
10. Abusive or profane language is prohibited.
11. Pets are not allowed in the Fitness Center.
12. Proper attire includes shirts and shoes for everyone. If clothing becomes damp or wet, change or dry off before using the equipment. Everyone must bring their own towel to wipe their perspiration from the equipment.

13. Individuals playing music or watching television while working out should be considerate of others who are in the Fitness Center.
14. No individuals may charge fees for personal instruction or for conducting classes without prior approval of the Board of Directors.
15. The Management and Association reserve the right to predetermine the Fitness Center hours, and they could be subject to change.
16.
 - a. Damages to units and/or common elements caused by use Fitness Center shall be the responsibility of the unit-owner.
 - b. The unit-owner's responsibility includes any damages caused by members of the unit-owner's household, residents, tenants, guests, invitees, agents or employees.
 - c. The unit-owner shall be liable for all costs incurred by the Association to repair any damage to or performing any cleanup of the common elements.
17.
 - a. Failure to comply with this policy is considered a default and violation of Section 5.8(a)(4) of the Bylaws.
 - b. The unit-owner found in violation of the Policy shall be subject to such relief authorized in Section 9.1 of the Bylaws and the Virginia Condominium Act.
 - c. The Association may assess charges against unit-owners for violations of this Policy pursuant to Virginia Condominium Act and/or it may pursue any other remedy available to the Association against the unit-owner and/or any other person responsible for the violation.
18. Use of all equipment is limited to twenty minutes when others are waiting for use.