

POLICY RESOLUTION #2021-6

ADOPTED JUNE 1, 2021

CLUBHOUSE USAGE POLICY– THE CONNEXION

WHEREAS, by filing its Articles of Incorporation with the Commonwealth of Virginia’s State Corporation Commission, the Wescott Homeowners’ Association, Inc. (the “Association”) was established as a Virginia nonstock corporation on March 13, 2019;

WHEREAS, the Third Section of the Articles of Incorporation for the Wescott Homeowners’ Association, Inc. (“Association”) provide for the Association “to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified in...the Declaration of the Association as recorded and as amended and as otherwise provided by law;”

WHEREAS, the Sixth Section of the Articles of Incorporation for the Wescott Homeowners’ Association, Inc. (“Association”) provides that, “The business and affairs of the Corporation shall be conducted, managed, and controlled by a Board of Directors;”

WHEREAS, Article II, Section 1 of the Declaration provides that “Every Owner shall have a right and nonexclusive easement of use, access and enjoyment in and to the Common Area,” subject to “the right of the Board to adopt other rules regulating the use and enjoyment of the Common Area” and “the right of the Board to impose reasonable membership requirements and charge reasonable admission or other fees for the use of any recreational facility situation upon the Common Area;”

WHEREAS, Article XI of the Declaration provides for the ability of the Board to make and to enforce standards and restrictions governing the use of the Properties and to impose reasonable user fees for use of Common Area facilities;

WHEREAS, Section 55-513 of the Virginia Property Owners Association Act and Article II of the Declaration provide for the right of the Board to adopt rules regulating the use and enjoyment of the Common Area;

WHEREAS the Board of Directors deems it necessary and desirable and in the interest of the individual Owners in the Association to establish rules and regulations with regard to the use of the common area “The Connexion”.

NOW, THEREFORE, THE BOARD OF DIRECTORS RESOLVES THAT the following policy is established for the use of The Connexion at Wescott Homeowners' to be valid for three (3) years from the date of adoption by the Board of Directors (the “Expiration”). Prior to Expiration the Board of Directors shall reconsider this Policy Resolution #2021-6 (the “Policy”) and renew, revise or terminate it. In the absence of any such action by the Board of Directors, Policy shall remain in force for up to twelve (12) months following Expiration (“Extension Period”). Upon the first day following the Extension Period, if the Board has taken no action, Policy shall be deemed expired.

**WESCOTT HOMEOWNERS' ASSOCIATION, INC.
CLUBHOUSE USAGE POLICY – THE CONNEXION**

The following rules & regulations implemented for the benefit of all members and their guests were established by WESCOTT HOMEOWNERS' ASSOCIATION, INC.

These rules & regulations relate to the Wescott Homeowners' Association clubhouse "The Connexion." The Wescott Homeowners' Association makes no representations or warranties as to the condition of The Connexion. Member agrees to use the area **AS IS. The Connexion is used at the risk of each member, dependent, and guest.** Entry into or onto the Wescott Homeowners' Association Common Area for observation or use of any facilities or equipment or participation in such affiliated program constitutes an acknowledgement that such premises and all facilities and equipment thereon and such affiliated programs have been inspected and carefully considered by Member and that Member finds and accepts the same as being safe and reasonably suited for the purpose of such observation, use or participation.

HOURS OF OPERATION: DAILY – 8:00 AM – 8:00 PM

GENERAL FACILITY RULES

The Wescott Homeowners Association ("Association") amenities, specifically including The Connexion, are for use by Members & their guests only. Members must be in good standing to access and use the facilities. All Guests must be accompanied by a Member when using The Connexion. The Association is not responsible for the personal property of members, dependents, or guests, which is left, lost, damaged or stolen on Association property. Access to the facility is provided through the KISI App and sign up information will be provided to each Owner by Association Management. Owners are prohibited from sharing any access with non-members of the Association. Usage of the facility will be under surveillance, and access tracked. **Private rentals by Owners will be permitted by paid reservation on Saturday and Sunday only and require written authorization, payment and a signed reservation agreement from the Association.** Smoking is prohibited on Association property including inside the building or on the grounds of the Connexion.

DAILY USAGE RULES

The Connexion offers the opportunity for Members to work remotely, hold small and larger group meetings, or to conduct meetings or calls in a shared office setting. To work effectively, cooperation and consideration from all Members is necessary. The following spaces are available for Member use during regular operating hours except as may be reserved for Association business, which will be posted on the calendar. The Association reserves the right to cancel or reschedule any reservation for any reason though every effort will be made to provide 48-hour notice prior to doing so.

GREAT ROOM WORKSPACE

1. Reservations are not required.

2. Owners shall be cognizant and considerate of others in the building and refrain from loud discussion and/or the use of profanity.
3. Dispose of all waste in the appropriate receptacles.

CONFERENCE ROOM•HUDDLE ROOM•TELEPHONE BOOTHS

1. Reservations required on Nabr Network calendar. If the space is unoccupied, please check the Nabr Network calendar using your phone or the iPad located in the main room, and if no reservation is posted on the calendar, the room may be used.
2. Each reservation is for a 2-Hour block of time with a maximum of 4 blocks reserved consecutively on the same day.
3. A maximum number of 2-Days per week may be reserved per resident in the Conference and Huddle Rooms and 4-Days per week in the Telephone Booths.
4. Wipe surfaces clean using wipes stored in the kitchen closet
5. Dispose of all trash in the appropriate receptacle.

The Association reserves the right to withhold privileges for use of The Connexion to anyone in violation of any of these Rules and Regulations. Such withholding may be immediate upon notice of the violation. Use and occupation of The Connexion by a Member, guest or resident whose privileges have been suspended shall be considered a trespass.

Wescott Homeowners' Association, Inc.

RESOLUTION ACTION RECORD

Resolution Type: Policy No. 2021-6

Pertaining to: Clubhouse Usage Policy

Duly adopted by the Board of Directors of the Association on

Motion by: Amanda Jonas

Seconded by: Jonathan Ridout

NAME	TITLE	YES	NO	ABSTAIN	ABSENT
Jonathan Ridout	Director	X			
Craige Shelton	Director	X			
Amanda Jonas	Director	X			
	Director				
	Director				

Attest: Amanda Jonas (Secretary)

Date: 06/01/2021

Resolution effective as of date of adoption.