

QUEEN'S LANDING

500 Queen's Landing Drive, Chester, MD 21619

Phone: 410-643-5192 • Fax: 410-604-2712

office@queenslanding.org

TO: Queen's Landing Owners
FROM: Tammy Eaton, Community Manager
DATE: April 2017
SUBJECT: 2017 Pool Pass and Unit Owner/Resident File Update

The Queen's Landing Condominium pool will open for the 2017 season on Saturday, May 27 2017 at 10:00 AM. Regular Pool Hours will be 11:00 am until 8:00 pm Monday through Friday and 10:00 am until 8:00 pm on Saturday, Sunday and Holidays.

Any owner or resident who intends to use the pool facility must complete the attached forms and return them to: Queen's Landing Council of Unit Owners, 500 Queens Landing Drive, Chester, MD 21619 or FAX TO: (410) 604-2712. You may also send the forms to us by email: office@queenslanding.org – please put in the subject line: Pool Pass Application

Please return the completed forms as soon as possible. Once you have sent in your registration form(s), your pool passes will be issued and may be picked up from the lifeguard on your first visit to the pool. You must sign for the passes and show proper identification for the unit in Queens Landing where you reside. In order for an owner or tenant to have pool access, the unit owner's **assessments (both regular monthly condo & special assessment) must be paid in full. Pool access/passes will be denied to anyone whose assessments, or whose landlord's assessments, are not paid up-to-date.**

All vehicles belonging to a resident of Queens Landing must be registered with the office and a decal affixed to the vehicle in order to obtain pool passes – this is designed to know that the vehicles that are here on a regular basis actually belong to a Queens Landing resident. You will need to provide the decal # that you have for your vehicle(s) for your unit on the form.

LANDLORDS: It is mandatory that your tenant be registered with the office. Your tenant must have your written permission to register for pool passes. To give such permission, please complete and sign the Letter of Permission and provide it to your tenant. Your tenant **MUST** present this letter with the pool application in order to receive pool passes. **In addition, a current lease agreement and the Lease Contract Addendum must be current with the office before pool passes will be issued to your tenants. If the \$100 registration fee has not been paid, passes will not be issued to your tenant (this is not a pool fee, it is the rental registration fee charged when you have a new tenant in your unit).**

Should you have any questions, please contact us by email at office@queenslanding.org or call 410-643-5192.

Enclosures:

2017 Pool Pass Application
Conditions

Lease Contract Addendum
Tenant's Letter of Permission

Queen's Landing Rules and Regulations can be found at www.queenslanding.org.

2017 POOL PASS APPLICATION

UNIT OWNER NAME: _____ (please print)

QUEEN'S LANDING ADDRESS: _____

PHONE NUMBER: (H) _____ (W/C) _____

UNIT OWNER EMAIL ADDRESS: _____

Tenant(s) Email address: _____

PLEASE CHECK ONE:

- If owner occupied, please complete with residents' names and ages of all residents under 18 years of age.
- If unit is leased, please complete with tenants' names and ages per the lease agreement. Please provide telephone numbers. By signing below, the homeowner releases the pool passes to the persons listed below.

Unit Owner's Signature Decal #: _____ Decal #: _____

List names of those who will need passes (lives in QL): Decal #: _____

FIRST/LAST NAME ADULT HOME PHONE # Email Address

FIRST/LAST NAME ADULT WORK/CELL PH# Email Address

FIRST/LAST NAME AGE FIRST/LAST NAME AGE

FIRST/LAST NAME AGE FIRST/LAST NAME AGE

FIRST/LAST NAME AGE FIRST/LAST NAME AGE

In case of emergency contact:

Name _____ Relationship _____

Address _____ City, State, Zip _____

Phone # Home: _____ Work: _____

LEASE CONTRACT ADDENDUM

The rights of the tenant to use and occupy the unit shall be subject and subordinate in all respects to the provisions of the Declaration, By-Laws and such Rules and Regulations as the Board of Directors of the Condominium Association may from time to time promulgate. Failure of the lessee to comply with the terms of the Declarations, the By-Laws and any Rules and Regulations shall constitute an act of default under the lease.

The owner(s) have familiarized the tenant(s) with applicable sections of the Declarations and By-Laws and a copy of the current applicable Rules and Regulations has been provided to the tenant(s).

A current copy of the Rules and Regulations is available on the Queen's Landing website - www.queenslanding.org

QUEEN'S LANDING CONDOMINIUM ASSOCIATION

Unit Address

Owner(s) signature

Lessee(s)

Lessee(s) signature

Date

RETURN THIS FORM TO: Queen's Landing Council of Unit Owners, 500 Queen's Landing Dr., Chester, MD 21619 or FAX TO: (410) 604-2712

TENANT'S
LETTER OF PERMISSION

DATE: _____

FROM (please print): _____

UNIT ADDRESS: _____

RE: Permission for Tenant to Use Community Pool

I give permission for my tenant(s), _____

_____ (as listed on the lease) to register for and use Queen's Landing community pool. By registering, my tenant(s) I understand that they are bound by the Rules and Regulations governing these facilities and that has been explained to them. I also acknowledge that the \$100 registration fee has been paid for my current tenant and understand that if not paid, no pool passes will be issued to my tenant or to me.

I understand that my homeowner's assessments must be paid in full for my tenant(s) to register for and use the community pool. I understand that a current lease and all applicable paperwork (to include proof of insurance) must be on file with the Management Company. I further understand that, by granting permission for the lessee(s) to use the community pool, I am not entitled to also, use the pool.

Signature of Homeowner

CONDITIONS

Pool passes will be issued to the Unit occupants under the following conditions:

1. Admission to the pool is restricted to the residents of Queen's Landing and their guests. "Residents" are defined as owner occupants or unit renters specifically named on the lease agreements.
2. Dependent children or relatives **MUST BE LIVING WITH AUTHORIZED RESIDENTS DEFINED UNDER #1 ABOVE**. A current lease agreement must be on file with the Queen's Landing office.
3. Owners of rental units will not be issued passes, if permission for pool use is granted to their tenants.
4. All dues, fees and assessments (monthly and special) must be paid in full before pool passes will be issued. *If, after passes have been issued and the owner(s) falls behind in assessments, the passes will be revoked and admittance to the pool will be denied.*
5. Any information concerning occupancy found to be invalid may result in cancellation of all passes for the unit involved.
6. Two guest passes will be issued to each unit. Guests must be accompanied by an adult (age 18+) Unit Owner/Tenant with the exception of houseguests (a person staying for one or more nights).