



Matthew Frank Condominium



Rules, Regulations and Resolutions

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The Management Trust

NORTHWEST DIVISION

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other person authorized by the Board of Directors or the Association, whether the owner is present at the time or not.

6.10.2 Easement for Maintenance. An easement for the benefit of the Association is hereby reserved in and through all Units and the common elements providing access at reasonable times and with reasonable notice for purposes of maintenance, repair, and replacement of the common elements. If, in the process of such repair and maintenance by the Association, it is necessary to alter or damage any Unit or common elements, such alterations or damages shall be permitted without compensation, provided that the Unit and/or common elements are promptly restored to substantially their prior condition by the Association.

6.10.3 Encroachment. If any portion of the common elements encroaches upon a Unit, or a Unit encroaches upon any portion of the common elements, a valid easement for the encroachment and for the maintenance of the same, so long as the affected Unit or common element stands, shall and does exist. In the event that the affected Unit or common element either is partially or totally destroyed and then rebuilt, the owners of the Units agree that minor encroachment of parts of the common elements due to such rebuilding shall be allowed and an easement shall exist for such purpose.

6.11 Failure to Follow Maintenance Plan. If the Association fails to follow the maintenance and inspection requirements contained in the maintenance plan described in Section 6.1.2.1(d) above, then the Association hereby waives any claim it might otherwise have against Declarant and its design professionals, contractors and subcontractors and their consultants, including without limitation, all of their officers, members, directors, employees, agents, brokers and affiliates, for loss or damage to the extent the same results from such failure to follow the maintenance plan, and shall indemnify such persons and entities from and against claims by unit owners or other persons or entities for loss or damage resulting from such failure.

ARTICLE 7

USE AND OCCUPANCY RESTRICTIONS; RULES OF CONDUCT

The failure of an owner (his family, invitees or tenants) to comply with the rules of conduct and restrictions set forth herein, in the Declaration, or others promulgated by the Board of Directors, shall be cause for which the Board of Directors may deny or restrict such owner's right to use any common element facility with respect to which such owner otherwise had a right of use.

7.1 Use as Private Dwelling Only. Each of the Units shall be occupied as a single-family private dwelling by its owner or his tenants, visitors, and guests, and for no other purpose. Subject to compliance with applicable local ordinances and other restrictions of record, an owner may use his Unit as a "home office," provided that clients, customers, vendors and employees do not regularly visit the "home office." All common elements shall be used in a manner conducive to such purpose. No Unit owner shall be permitted to lease his Unit for a period of fewer than thirty (30) days. No Unit owner may lease less than the entire Unit. Any agreement to lease a Unit shall provide that the terms of the lease shall be subject in all respects to the provisions of

the Declaration and the Bylaws and that any failure by the tenant to comply with the terms of such documents shall be a default under the lease. Leasing of units shall be governed by Section 7.12 of these Bylaws.

7.2 Restriction on Alteration to Unit. No owner shall make structural alterations or installations in his Unit without previously notifying the Association in writing by certified mail to the management agent, if any, or to the Chairperson of the Board of Directors, if no management agent is employed. The Association shall answer within thirty (30) days of receipt of such notice, and failure to do so within the stipulated time shall mean that it does not object to the proposed alteration or installation. Provided, however, that nothing herein contained shall waive or limit an owner's obligation to comply with the provisions of ORS 100.535.

7.3 Use of the Common Elements. No owner shall place or cause to be placed in the stairways or on the patios, decks, ramps, or other common elements of the Condominium of a similar nature, any furniture, packages or objects of any kind, except that suitable furniture may be placed on the decks and patios without the prior written consent of the Board of Directors. Such areas shall not be used for any purpose that is not appropriate, customary and acceptable to the Board of Directors.

7.4 Pets. No pets except dogs and cats shall be permitted on the condominium property and no more than a total of two (2) pets per Unit shall be permitted. Any Unit owner who maintains any pet upon any portion of the Condominium shall be deemed to have indemnified and agreed to hold the Association, each of its members, and the Declarant, free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Condominium. All pets shall be registered and inoculated as required by law. Further, such owner shall abide by the Municipal Sanitary Regulations, leash laws, and rules or regulations of the Association created by the Board of Directors. The Board of Directors shall have the power to require any owner or occupant whose pet is a nuisance to remove such pet from the premises.

7.5 Appearance of Condominium Building(s). No Unit owner shall cause anything to be hung, displayed, or placed on the walls, railings, doors, windows, walkways, patios, fences, ceilings of walkways or roof of the Condominium building(s) or any other common element or otherwise change the appearance of any portion of the common elements without the prior written consent of the Board of Directors. No clothes lines or similar devices and no "For Sale" or "For Rent" signs shall be allowed on any part of the Condominium property without the prior written consent of the Board of Directors, except that the Declarant may post reasonable signs advertising any unit for sale or rent in reasonable places on the Condominium property.

7.6 Nuisances. No nuisances or any use or practice that is the source of annoyance to residents or that interferes with the peaceful possession and proper use of the property by its residents shall be allowed upon the Condominium property. Residents shall exercise extreme care about creating disturbances, making noises or using musical instruments, radios, televisions and amplifiers that may disturb other residents. All parts of the Condominium shall be kept in a clean and sanitary condition; no rubbish, refuse or garbage shall be allowed to accumulate; and no fire or environmental hazard shall be allowed to exist. All garbage and trash shall be placed

inside disposal containers. No Unit owner shall make or permit any use of his Unit or make any use of the common elements that would increase the cost of insurance upon the Condominium property.

No owner shall hang garments, towels, rugs or similar items from any window, facade, deck, patio, fence, railing, balcony or terrace of the Condominium or hang or shake dust rags, mops or similar items from any window, porch, terrace or patio, or clean such items by beating them on an exterior part of the Condominium.

7.7 Improper, Offensive or Unlawful Use. No improper, offensive or unlawful use shall be made of the Condominium property or any part of it; all valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction shall be observed. The responsibility for meeting the requirements of governmental bodies for maintenance, modification or repair of the Condominium property shall be carried out and paid for in the same manner as the responsibility for the maintenance and repair of the property concerned.

7.8 Restriction on Exterior Installations. Except as permitted by law, no owner, resident or tenant shall install wiring for electrical or telephone installation, machines or air conditioning units or similar devices on the exterior of the Condominium building(s) or cause them to protrude through the walls or the roof of the Condominium except as authorized in writing by the Board of Directors, and, if the modification or installation would require an easement pursuant to the Declaration, then prior approval by the required percentage of Unit owners. No window guards, awnings or shades shall be installed without the prior written consent of the Board of Directors.

7.9 Satellite Dishes and Antennas. Except as otherwise provided by law or this section, no exterior antennas, satellite dishes, microwave, aerial, tower or other devices for the transmission or reception of television, radio or other forms of sound or electromagnetic radiation shall be erected, constructed or placed on any Unit or any common elements. Only exterior satellite dishes or antennas with a surface diameter of one (1) meter or less and antennas designed to receive television broadcast signals or multi-channel multi-point distribution (wireless cable), may be placed on a limited common element if it is securely mounted in such a manner that it may not become dislodged. Owners installing permitted satellite dishes or antennas in limited common element areas shall not penetrate into general common element areas. Any damage to the common elements caused by such owner shall be repaired at owner's sole cost and expense. Such cost shall be considered as an assessment and collectible as such as elsewhere provided in the Bylaws or Declaration. The Board may adopt reasonable rules and regulations governing the installation, safety, placement and screening of such antennas, satellite dishes and other transmission devices. This section and any rules adopted hereunder shall not unreasonably delay or increase the cost of installation, maintenance or use or preclude reception of a signal of acceptable quality.

7.10 Parking. There are no outdoor parking spaces on the Condominium Property. The two and three bedroom Units include garages. Occupants of one bedroom Units and all guests must park on the public street. Garages shall be used for parking the passenger vehicle of the occupant of the Unit where the garage is located and for no other purpose.

7.11 Vehicle Restrictions. No recreational vehicles, campers, trailers, boats, boat trailers, vehicles in disrepair or similar things may be parked or kept on Condominium property without the prior written consent of the Board of Directors.

7.12 Leasing/Renting Units. Subject to approval by the Board of Directors, a Unit owner may rent or lease his entire Unit for a period of not less than thirty (30) days, provided that the occupancy is only by the lessee, his visitors and guests. No rooms may be rented and no transient tenants may be accommodated. Before entering into any such agreements, a Unit owner shall notify the Board of Directors of his intent, the name and address of the proposed tenant, and the circumstances of proposed arrangement. If the Board of Directors finds that such proposed tenancy shall not be detrimental to the Association, the well-being of the Condominium, or the enjoyment by other Unit owners of their Units and the common elements, it shall approve such tenancy. Provided, however, that such tenants shall always be under the control of and subject to the Declaration, and Supplemental Declaration, Bylaws, rules and regulations of the Association and the Board of Directors. At any time during the tenancy, the Board of Directors may cause its termination and evict such tenants for cause with or without joining the Unit owner of such Unit in any such action. All such leases shall be in writing.

7.13 Fines. The Board of Directors may, after giving written notice and an opportunity to be heard, levy reasonable fines for violations of the Declaration, Bylaws and rules and regulations of the Association, provided that fine levied is based on a schedule previously adopted by Board resolution that is mailed to the mailing address of each Unit or mailed to the mailing address designated in writing by the owner(s).

7.14 Additional Rules. Rules and regulations concerning other use of the Condominium property, including a fine schedule for violation thereof, may be made and amended from time to time by the Association or the Board of Directors. Copies of such rules and regulations shall be furnished to all Unit owners and residents of the Condominium upon request.

7.15 Covenants, Conditions, Restrictions, and Easements in Other Documents. In addition to the provisions of the Declaration, any Supplemental Declaration, the Articles of Incorporation, the Bylaws and any rules or regulations promulgated thereunder, each owner of a Unit in the Condominium is subject to covenants, conditions, restrictions, easements and assessments as set forth in the following instruments:

Conditions and Restrictions contained in Ordinance No. 87358 of the City of Portland, a copy of which was

Recorded: June 15, 1943 in Book 1271, Page 48

Restrictive Covenant to Waive Remonstrance, pertaining to future grant of sewer easement, including the terms and provisions thereof

Recorded: November 29, 1951 in Book 1510, Page 452

Conditions and Restrictions contained in Ordinance No. 116056 of the City of Portland, a copy of which was

Recorded: November 15, 1962 in Book 2146, Page 435



MATTHEW FRANK CONDOMINIUM ASSOCIATION
Resolution of the Board of Directors

REVISED FINANCIAL PENALTIES RESOLUTION

2012 – 02

RECITALS

WHEREAS, "Declaration" is the *Condominium Declaration for Matthew Frank Condominium*, "Bylaws" is *Bylaws of Matthew Frank Condominium*, "Act" is the *Oregon Condominium Act, Oregon Revised Statutes, Chapter 100*, and "Association" is the *Matthew Frank Condominium Association*;

WHEREAS, Article 8, Section 8.2 of the Declaration and Article 4, Section 4.3.8 and Article 7, Section 7.14 of the Bylaws allow the Association to adopt rules and enforce compliance with the Declaration, Bylaws, and Administrative Rules and Regulations;

NOW, THEREFORE, IT IS RESOLVED that:

The Matthew Frank Condominium Association Board of Directors does hereby adopt the following procedures, fine assessments and actions with regard to non-monetary violations as follows:

1. Upon being notified of a violation, the Board of Directors shall cause a "Courtesy Notice" to be sent to the homeowner(s) of the subject property. The notice will inform the homeowner of the violation, and state a specific period of time to correct or abate the violation. Said corrective period shall be a reasonable length of time, based on the nature of the violation and the nature of the corrective action needed. Reasonableness of the time period is at the sole discretion of the Board of Directors.
2. If the owner has neither contacted the association nor corrected the violation within the stated time period, a "Compliance Notice" will be mailed to the homeowner, indicating that, if the violation is not corrected within a specific time period, a fine of \$25 per day may be assessed against the homeowner's lot until such time as the violation is corrected.
3. If the violation is of a nature as to occur intermittently, such as a nuisance or offensive activity like excessive noise, a "Compliance Notice" will be mailed to the homeowner, indicating that, if the violation occurs again a fine of \$250 may be assessed against the homeowner's lot.

17700 SW Upper Boones Ferry Road, Suite 120, Portland, Oregon 97224

MAIL: P.O. Box 23099, Tigard, Oregon 97281-3099

PH: 503.670.8111 FAX: 503.670.0775

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4. The "Compliance Notice" shall also inform the homeowner that they may request a hearing, held before either the Board of Directors or its representative(s) with respect to the violation. No fine will be assessed prior to that hearing. Said hearing date shall not be less than 14 business days following the mailing of the letter by U.S. Post Office First-Class mail.
5. If the homeowner requests a hearing before the Board of Directors or its appointed representative(s), that hearing will be held at such date established by the Board of Directors or its representative(s). At the hearing, the Board of Directors or its representative(s) will hear the testimony of the homeowner, and take the case under advisement. A decision will be rendered either at the hearing, or, if necessary, at a later date by the Board of Directors not to exceed 10 business days after the hearing date. This decision will be mailed to the homeowner by U.S. Post Office First-Class and Certified mail.
6. If the homeowner neither requests a hearing date nor corrects the violation within the necessary time period, the HOA will have fulfilled its obligation to ORS 94.630 (1)(n) and the fine of \$25 per day will be assessed beginning on the first day after the corrective period ends or, with respect to an intermittent violation as provided in #3 above, the \$250 fine will be assessed. This notice will be mailed to the homeowner by U.S. Post Office First-Class and Certified mail.
7. If after correcting the said violation the same violation occurs within 180 days of the Board of Director's decision, the same fine(s) will begin to be assessed against the homeowner's Lot. A Letter will be sent to the homeowner notifying them of the fine(s). This decision will be mailed to the homeowner by U.S. Post Office First-Class and Certified mail.
8. When the accrued amount of the assessed fine exceeds \$500 (or at Board's discretion), the homeowner will be so notified, informed that the fines will continue to accrue, and informed that a lien will be recorded against the homeowner's lot for payment. The lien will include all appropriate legal fees, costs and recording fees, along with any interest that accrues until the fine is collected. Correction of the violation will not waive accrued fines, fees, costs and interest, which must be paid in full, prior to release of the lien.

Violations Relating to Renting of Units Without Prior Board Approval:

1. Upon being notified of a violation in the tenant screening process the Board of Directors shall cause an immediate \$1,000 fine be assessed to the account of the Owner who is in violation. The notice will inform the homeowner of the violation, and state the reasoning for the fine. A time period of one week (7 days) will be allowed to provide the Board with the approved tenant screening forms and information as required per the Renter Screening Resolution and the fine may be removed.
2. If the owner has neither contacted the association nor corrected the violation within the stated time period, a "Compliance Notice" will be mailed to the homeowner, indicating that the violation has not been corrected within the specific time period provided and that a fine of \$25

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per day may be assessed against the homeowner's lot until such time as the violation is corrected.

3. If the homeowner requests a hearing before the Board of Directors or its appointed representative(s), that a hearing will be held at such date established by the Board of Directors or its representative(s). At the hearing, the Board of Directors or its representative(s) will hear the testimony of the homeowner, and take the case under advisement. A decision will be rendered either at the hearing, or, if necessary, at a later date by the Board of Directors not to exceed 10 business days after the hearing date. This decision will be mailed to the homeowner by U.S. Post Office First-Class and Certified mail.
4. If the homeowner neither requests a hearing date nor corrects the violation within the necessary time period, the HOA will have fulfilled its obligation to ORS 94.630 (1)(n) and the fine of \$25 per day will be assessed beginning on the first day after the corrective period ends. This notice will be mailed to the homeowner by U.S. Post Office First-Class and Certified mail.
5. If after correcting the said violation and the same violation occurs within 180 days of the Board of Director's decision, the same fine(s) will begin to be assessed against the homeowner's Lot. A Letter will be sent to the homeowner notifying them of the fine(s). This decision will be mailed to the homeowner by U.S. Post Office First-Class and Certified mail.
6. When the accrued amount of the assessed fine exceeds \$500 (or at Board's discretion), the homeowner will be so notified, informed that the fines will continue to accrue, and informed that a lien will be recorded against the homeowner's lot for payment. The lien will include all appropriate legal fees, costs and recording fees, along with any interest that accrues until the fine is collected. Correction of the violation will not waive accrued fines, fees, costs and interest, which must be paid in full, prior to release of the lien.

BE IT FURTHER RESOLVED that:

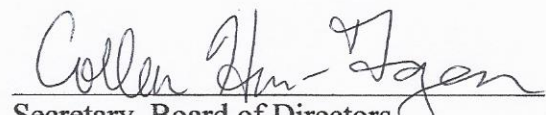
A copy of this Resolution will be sent to each owner at the address shown in the records of the Association.

Date: 8/3/2012

ATTEST:



President, Board of Directors,
Matthew Frank Condominium Association



Secretary, Board of Directors,
Matthew Frank Condominium Association

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MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

Community Trashcan Resolution

2008 - 01

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

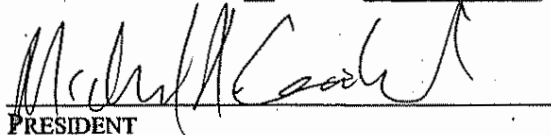
WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON THE STORAGE OF TRASH CANS, CANS AND RECYCLE BINS WITHIN THE ASSOCIATION PROPERTY,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO THE STORAGE OF TRASH CANS AND RECYCLE BINS:

1. TRASH CANS AND RECYCLE BINS FOR GROUND FLOOR UNITS MUST BE STORED IN THE OUTSIDE STORAGE CLOSET.
2. TRASH CANS AND RECYCLE BINS FOR THE TWO AND THREE BEDROOM UNITS MUST BE STORED IN THE GARAGE.
3. ALL TRASH CANS AND RECYCLE BINS MUST BE STORED UNTIL THE NIGHT BEFORE PICK UP AND MUST BE REMOVED FROM THE STREET THE DAY OF PICK UP.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 19 DAY OF May, 20 08.



PRESIDENT



SECRETARY

MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION**Community Vehicle Washing and Maintenance Restriction Resolution****2008 - 02**

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

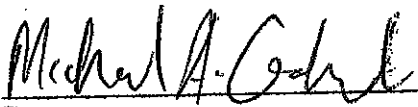
WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON WASHING AND MAINTENANCE OF VEHICLES (ALL FORMS OF MOTORIZED TRANSPORTATION) WITHIN THE ASSOCIATION PROPERTY,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO WASHING AND MAINTENANCE OF VEHICLES (ALL FORMS OF MOTORIZED TRANSPORTATION):

1. MAINTENANCE TO VEHICLES IS NOT PERMITTED WITHIN THE COURTYARD AREA OF THE PROPERTY.
2. WASHING OF VEHICLES IS NOT PERMITTED WITHIN THE COURTYARD AREA OF THE PROPERTY.
3. ASSOCIATION WATER IS NOT TO BE USED FOR WASHING OF VEHICLES.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 23 DAY OF July, 2008.



PRESIDENT



SECRETARY

MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

Community Moving Vehicles Resolution

2008 - 03

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

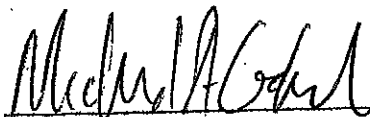
WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON HEIGHT OF MOVING VEHICLES ALLOWED WITHIN THE COURTYARD OF THE PROPERTY,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO THE MAXIMUM HEIGHT OF VEHICLES ALLOWED WITHIN THE COURTYARD AREA OF THE PROPERTY:

1. MOVING VEHICLES HAVING A HEIGHT TALLER THAN 8' 6" ARE NOT ALLOWED WITHIN THE COURTYARD.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 23 DAY OF July, 2008.



PRESIDENT



SECRETARY

MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

Community Heat Maintenance During Winter Months Resolution

2009 - 01

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

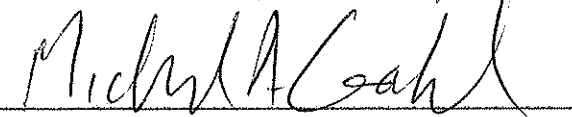
WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH REQUIREMENTS ON MAINTAINING HEAT LEVELS IN UNITS THAT ARE VACANT DURING THE WINTER MONTHS.

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

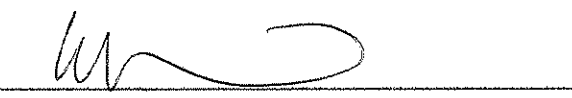
NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO MAINTAINING HEAT LEVELS IN VACANT UNITS.

1. OWNERS OF VACANT UNITS SHALL MAINTAIN THEIR THERMOSTAT HEAT FOR LIVING ROOMS/GREAT ROOMS AND ALL BEDROOMS AT A MINIMUM SETTING OF LOW OR 50 DEGREES FAHRENHEIT. THE FIREPLACE THERMOSTAT SHOULD NOT BE USED IN VACANT UNITS.
2. IF HEAT IS NOT ON AND SET AT A MINIMUM OF LOW OR 50 DEGREES FAHRENHEIT AND PIPES BURST AS A RESULT, ALL DAMAGES WILL BE AT THE EXPENSE OF THE OWNER TO REIMBURSE BACK TO THE ASSOCIATION IF THE ASSOCIATION'S INSURANCE PAYS UP-FRONT REPAIR COSTS.
3. THE HEAT IN VACANT UNITS SHALL NEED TO REMAIN ON FROM NOVEMBER 15TH THROUGH MARCH 15TH AND WHENEVER THERE IS A PREDICTION FOR OR A CHANCE OF FREEZING OR SUB-FREEZING AIR TEMPERATURES.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 14 DAY OF September, 2009.



PRESIDENT



SECRETARY

MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

Community Satellite Dish Location Resolution

2011 - 01

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON LOCATIONS OF SATELLITE DISHES WITHIN THE LIMITED COMMON ELEMENTS AND/OR THE UPPER-LEVEL BALCONIES WITHIN THE ASSOCIATION PROPERTY,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARD TO LOCATION OF SATELLITE DISHES, INCLUDING BUT NOT LIMITED TO:

1. SATELLITE DISHES CAN ONLY BE PLACED ON THE UPPER-LEVEL UNITS' LIMITED COMMON ELEMENTS AND/OR BALCONIES.
2. SATELLITE DISHES MUST BE PLACED ON A SECURED, FREE-STANDING MOUNT AND MUST BE FULLY ENCLOSED WITHIN THE BALCONY.
3. THE INSTALLATION OF THE DISHES SHALL NOT ALLOW FOR PENETRATIONS THROUGH THE COMMON ELEMENT SIDING AND SHALL BE INSTALLED IN ACCORDANCE TO ARTICLE 7, SECTION 7.9 OF THE BYLAWS.
4. ONE-BEDROOM UNITS ARE NOT ALLOWED TO HAVE SATELLITE DISHES DUE TO THE INSTALLATION GUIDELINES OF THE BYLAWS.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 7 DAY OF February, 20 11.



PRESIDENT



SECRETARY



MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

Courtyard Vehicle Entry Resolution - Revised

2015 - 01

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON HEIGHT OF MOVING VEHICLES ALLOWED WITHIN THE COURTYARD OF THE PROPERTY,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO THE MAXIMUM HEIGHT OF VEHICLES ALLOWED WITHIN THE COURTYARD AREA OF THE PROPERTY:

1. ALL MOVING VEHICLES TALLER THAN 8'6", INCLUDING BUT NOT LIMITED TO MOVING TRUCKS, TRAILERS, BOAT TRAILERS, RECREATIONAL VEHICLES, ARE PROHIBITED FROM ENTERING THE COURTYARD.
2. AN IMMEDIATE FINE OF \$250.00 PER OCCURRENCE WILL BE ASSESSED FOR VIOLATION OF THIS REGULATION.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF

DIRECTORS ON THIS 6th DAY OF July, 20 15.



PRESIDENT



SECRETARY

MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

Community Balcony, Deck and Patio Storage Resolution 2011 - 02

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (K)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 3.8] AND THE BYLAWS [ARTICLE XIII] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON STORAGE OF ITEMS WITHIN THE LIMITED COMMON ELEMENTS AND/OR THE UPPER LEVEL BALCONIES WITHIN THE ASSOCIATION PROPERTY,

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

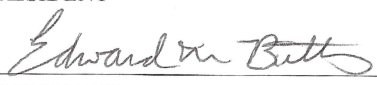
NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO ITEMS ALLOWED TO BE STORED ON BALCONIES, DECKS, OR PATIOS AS FOLLOWS:

1. PATIO FURNITURE INCLUDING CHAIRS, TABLES AND UMBRELLAS, BARBECUES, POTTED PLANTS AND FLOWERS, IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES.
2. NO OTHER ITEMS MAY BE STORED ON THE BALCONIES OR DECKS IN ACCORDANCE WITH THE BYLAWS.
3. GROUND LEVEL UNITS DO NOT HAVE ANY LIMITED COMMON SPACE AND ARE NOT ALLOWED TO STORE ANY ITEMS ON THE FRONT CONCRETE STEP OR IN THE COMMON AREA LANDSCAPE BEDS AND LAWNS, WITH THE EXCEPTION OF APPROVED PLANTS PER THE LANDSCAPING GUIDELINES. BARBECUES ARE ALLOWED TO BE USED; HOWEVER THEY NEED TO BE STORED OUT OF SIGHT THE FOLLOWING DAY AFTER THE COALS HAVE COOLED.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 3 DAY OF MAY, 20 11.



PRESIDENT



SECRETARY

**MATTHEW FRANK CONDOMINIUM ASSOCIATION
Resolution of the Board of Directors**

RENTER SCREENING RESOLUTION

RECITALS

WHEREAS, "Declaration" is the *Condominium Declaration for Matthew Frank Condominium*, "Bylaws" is *Bylaws of Matthew Frank Condominium*, "Act" is the *Oregon Condominium Act, Oregon Revised Statutes, Chapter 100*, and "Association" is the *Matthew Frank Condominium Association*;

WHEREAS, Article 8, Section 8.2 of the Declaration and Article 4, Section 4.3.8 and Article 7, Section 7.14 of the Bylaws allow the Association to adopt rules and enforce compliance with the Declaration, Bylaws, and Administrative Rules and Regulations;

WHEREAS, Article 7, Section 7.12 of the Bylaws forbids owners from leasing their units without the approval of the Board of Directors ('Board');

WHEREAS, Article 7, Section 7.12 of the Bylaws requires unit owners to present the Board with the name and address of any proposed tenant prior to leasing their unit as well as the proposed lease terms;

WHEREAS, Article 7, Section 7.12 of the Bylaws requires the Board to determine whether any proposed lease is detrimental to the Association, the well-being of the Condominium, or the use and enjoyment of other unit owners of their units and the common elements;

WHEREAS, the Board has determined the residency of persons convicted of violent felonies or criminal sex offenses would be detrimental to the Association, the well-being of the Condominium, and the use and enjoyment of other unit owners of their units and the common elements;

WHEREAS, the Board believes that requiring owners to submit a background investigation report with any proposed lease is the most effective method for preventing the residency of persons convicted of violent felonies or sex crimes;

WHEREAS, the Board intends this resolution to supplement rather than supersede all prior rules and restrictions governing the leasing of units.

RESOLUTION

NOW, THEREFORE, IT IS RESOLVED that:

1. **Application and Approval.** Before renting or leasing a unit, a unit owner must submit a written application to the Board of Directors and receive approval to rent or lease the unit.
2. **Required Documents.** Approval to rent will not be granted until the unit owner provides the Board or the Association's managing agent with a copy of each of the following documents:
 - A. **Lease Agreement.** A copy of the proposed lease agreement which shall comply with the requirements set forth herein.
 - B. **Tenant Screening.** Approval to rent will not be granted until the unit owner provides the Board with a copy of a report from a reputable tenant screening service demonstrating that the proposed tenant and all other persons who will occupy the unit have not been convicted of a violent felony or any criminal sex offense, regardless of whether the proposed tenant is required to register as a sex offender. The tenant screening service search shall include all of the publically searchable court records of all 50 states of the United States of America.
 - C. **Resident Information Form.** All unit owners shall provide the Board of Directors with a completed Resident Information Form for each proposed tenant. The form may be downloaded from the Association's web site or obtained from the Association's managing agent.

Definitions

As used in this resolution:

1. **"Renting or Leasing a Unit"** or **"To Rent or Lease a Unit"** means the granting of a right to use or occupy a unit for a specific term or indefinite term (with rent stated on a periodic basis), in exchange for the payment of rent (money, property, or other goods or services of value).
"Renting or Leasing a Unit" or "To Rent or Lease a Unit" does not mean:
 - (a) Joint ownership of a unit by means of joint tenancy, tenancy-in-common, or other forms of co-ownership;
 - (b) An agreement between the unit owner and a roommate under which the unit owner and another person or persons share joint use of the unit; or
 - (c) An agreement between a unit owner and immediate family.
2. **"Tenant"** means a person who is granted the right to use or occupy a unit in exchange for the payment of money or the provision of goods or services.

3. Violent Felony: means any crime punishable by imprisonment for a term exceeding one year that involves conduct or the threat of conduct that presents a serious potential risk of physical injury to another. Examples include: murder, manslaughter, rape, assault, burglary, arson and extortion.

Rental and Lease Agreement Form

1. Rental and Lease Agreement Requirements. A rental or lease agreement must be in writing and provide that:

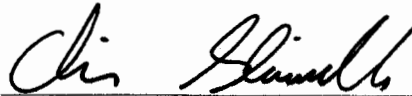
- (a) The agreement and tenants are subject in all respects to the provisions of the Declaration, Bylaws and any amendments thereto, and all rules and regulations adopted at any time by the Association.
- (b) The tenant must comply with all applicable requirements of the documents specified in Subsection (a) of this section.
- (c) Failure by a tenant to comply with the terms of the documents specified in Subsection (a) of this section constitutes a default under the rental or lease agreement and that the Association may require the unit owner to:
 - (i) Terminate the rental or lease agreement;
 - (ii) Terminate the tenancy; and
 - (iii) Evict the tenant.

BE IT FURTHER RESOLVED that:

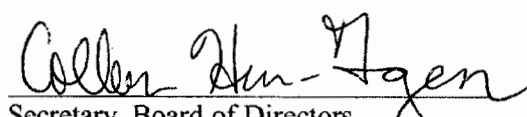
A copy of this Resolution will be sent to each owner at the address shown in the records of the Association.

Date: 8/1/12

ATTEST:



President, Board of Directors,
Matthew Frank Condominium Association



Secretary, Board of Directors,
Matthew Frank Condominium Association

Matthew Frank Landscaping Guidelines (Revised May 2010)

Purpose

This document will provide direction for Matthew Frank homeowners and tenants in landscaping and maintaining the general and limited common elements.

Design of Landscaping

The landscape guidelines require that the existing footprint is maintained in all general and limited common areas and that all new plantings blend into and complement the overall style and intention of the Matthew Frank Community. The landscaping is also to be composed of environmentally responsible plant materials as they pertain to the Oregon Willamette Valley.

Issues to consider include:

- Existing vegetation
- Preservation of existing mature trees
- Shade/sun/wind/soil conditions for lot
- Enhancement of the dwelling's architectural features
- Ease of maintenance
- Impact of growth of plantings

Landscaping Rules

1. Courtyard/Outside Fencing/Parking Strips/General and Limited Common Areas other than Yards/Patios/Decks
 - a. All landscaping for these areas will be determined and maintained by the HOA Association in conjunction with recommendations from the HOA Landscaping Committee.
2. 2 and 3 Bedroom Patios and Decks
 - a. Plant containers may be maintained by a resident on the paved areas near the doorway patios and on decks subject to the following restrictions:
 - i. Pots on patios are limited to one per unit, can not obstruct walkways or be larger than 1 and ½ ' in height x 1 and ½ ' in diameter.
 - ii. Planter boxes on deck railings must be located or affixed in a manner to prevent the possibility that they could fall from the deck (facing in to the deck area). In case of damage caused by planter boxes falling from railings, the homeowner assumes all liability for repair and correction of such damages.
 - iii. 2 bedroom unit decks can have up to 4 planter boxes
 - iv. 3 bedroom unit decks can have up to 2 planter boxes
 - v. All planter boxes should be carefully watered to not drip into other homeowner or tenant areas
 - vi. During the growing season plant containers should be planted, watered and maintained in an attractive manner
 - vii. After plants die or become dormant they must be immediately removed or cut back to soil level and containers should be removed from patios and decks.
3. 1 Bedroom Patios and Yards
 - a. Each individual 1 (one) bedroom unit yard is designed to blend into the community as a whole and is maintained by the landscaping contractor. General guidance for yards is defined by the existing community landscape.
 - b. At no time can yard ornaments such as statues, fountains, birdbaths, sculpture or arbors be added to the yard areas. Birdhouses, benches and pots will be considered on a case by case basis and then only in Area '1'.

- i. To request a birdhouse, bench or pots in this area, homeowner will need to submit a landscaping request.
 - ii. HOA Board approved landscape requests will be required before birdhouse, bench or pots can be placed in Area 1.
 - iii. If landscaping request is approved for birdhouse, bench or pots in Area 1 all must be maintained in a clean and attractive manner.
 - c. Pots near doorway patios on 1 bedroom units can not be larger than 1 ½ ' in height x 1 ½ ' in diameter and are limited to two per unit.
 - d. Homeowners with yards who wish to garden are required to follow the Matthew Frank garden template (Appendix A) and defined planting categories from the Approved Plant List (Appendix B).
 - i. Any deviation from the garden template must be submitted as a formal request to the Landscape committee using the Landscaping Change Request Form. HOA Board approved landscape requests will be required before planting can begin.
4. At no time can homeowners/tenants plant vegetables in the ground. However, homeowners/tenants may grow tomato and pepper plants in pots, subject to the same limitations listed under Section 2 and Section 3 regarding number of pots allowed in a given area.
5. At no time can a homeowner create raised beds or plant invasive species (such as ivy, vines and invasive types of bamboo, mint or climbing roses).
6. At no time can a general or limited common area be used as storage including patios, decks and yards.
7. Individual landscaping items or materials purchased are done so at the homeowner's own cost and risk. If the items or materials are damaged, vandalized or stolen (including by any HOA contractor, such as the landscaping company), they must be replaced by the resident at their own cost.
8. In keeping with the overall St. John's Development Plan, existing trees can not be removed.
9. The HOA Board reserves the right to trim, relocate or remove any plantings that it finds do not present a neat and attractive appearance after following the written notification process to homeowners to correct such violations.
10. The HOA Board reserves the right to modify the landscaping guidelines at any time.

Landscaping Requests

All landscaping requests should keep the following principles in mind:

- Changes should be consistent with the existing landscaping
- The original footprint of the yard can not be altered
- Homeowner requesting permission to garden is responsible for maintaining a neat and attractive appearance of the plantings added. Dead or dormant plants will be trimmed or removed as appropriate, spent flower heads will be dead-headed and plants that fail to thrive will be removed. Shrubs or plants that extend over fences or into other yards or common areas must be trimmed and properly maintained.

Landscaping requests must include the following:

- Landscape Change Request Form
 - a. Homeowner name(s) and street address
 - b. Contact phone/e-mail information
 - c. Existing landscape features and vegetation
- Proposed landscape features and vegetation
- Plant list

Landscape Change Requests should be submitted to HOA Management Company representative. The Landscape Committee will review the Landscape Change Request and make a recommendation to the HOA Board within two weeks of receipt of the Landscape Change Request. The HOA Board will review the Landscape Change Request and respond to the requesting homeowner no later than one week after the monthly HOA Board meeting subsequent to their receipt of the request and Landscape Committee recommendation.

Violations of Landscaping Rules

Compliance with the landscaping rules is mandatory with each homeowner bearing ultimate responsibility for compliance with those rules. If the HOA Board determines that there is reasonable cause to believe that the homeowner or occupant is in violation of such rules, the HOA Board will follow the notification process as stated in the CCRs. After notification and an opportunity to be heard, if the HOA Board still finds the homeowner in violation they can levy a fine of \$25 per day.

Provisions for Amendment

The Landscape Committee Chairperson will submit to the Matthew Frank HOA Board of Directors any recommendations for amending these guidelines.

Appendix B (Revised May 2010)

Matthew Frank HOA Approved Plant List

Category A (Shrubs – Limited to 4.5' – 5' in height)

- Rhododendrons
- Azaleas
- Dwarf Hydrangeas
- Boxwoods (*Buxus Sempervirens*)
- Caryopteris
- Lavenders
- Heaths
- Daphne Varieties
- Sun Rose (*Helianthemum*)
- Bush Cinquefoil (*Potentilla fruticosa*)
- Redtwig Dogwood (*Cornus sericea*)
- Heavenly Bamboo (*Nandina Domestica*)

Category B (Bulbs)

- Camas Lily (*Camassia*)
- Oregon Iris (*Iris tenax*)
- Autumn Crocus (*Colchicum autumnale*)
- Crocus
- Snow Drop (*Galanthus nivalis*)
- Hyacinth
- Daffodils
- Alliums/Chives
- Tulips*

Category C (Perennials)

- Common Yarrow (*Achillea millifolium*)
- Pearly Everlasting (*Anaphalis margaritacea*)
- Sea Pink (*Armeria maitina*)
- Aster (*Aster subspicatus*)
- False Indigo (*Baptisa australis*)
- Snow in Summer (*Cerastium tomentosum*)
- Tickseed (*Coreopsis grandiflora*)
- Cheddar Pink (*Dianthus gratianopolitanus*)
- Western Bleeding Heart (*Dicentra Formosa*)
- Cushion Spurge (*Euphorbia polychrome*)
- Gaura (*Gaura lindheimeri*)
- Cranesbill (*Geranium macrorrhizum*)
- Candytuft (*Iberis sempervirens*)
- Blue Flax (*Linum perenne*)
- Lupine (*Lupinus*)
- Rose Mallow (*Malva alcea*)
- Russian Sage (*Perovskia atriplicifolia*)
- Moss Phlox (*Phlox subulata*)
- Sage (*Salvia*)
- Sedum (*Sedum spathulifolium*)
- Hostas
- Echinacea Collections
- Red or Blue Columbine
- Johnson's Blue Geraniums

Category D (Annuals)

- Pansies
- Clarkia amoena
- Clarkia purpurea
- Clarkia rhomboidea
- Phlox varieties
- Lupinus polycarpus
- Trifolium willdenovii

Category E (Ground Cover)

- Lithodora (Lithodora diffusa)
- Oxalis (Oxalis oregano)
- Mazus Reptans
- Kinnikinnick (Aretostaphylos uva-ursi)

Category F (Grasses/Ferns)

- California Fescue (Festuca californica)
- Blue Oat Grass (Helictotrichon sempervirens)
- Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens')
- Japanese Forest Grass (Hakonechloa "Aureola")
- Shenandoah Switch Grass (Panicum virgatum)
- Elijah's Blue Fescue (Festuca glauca)
- Maidenhair Fern (Adiantum pedatum)
- Deer Fern (Blechnum spicant)
- Coastal Shield Fern (Dryopteris arguta)
- Sweet Flag Grass Collections
- Anemanthele Lessoniana Xera Plants
- Pheasant Tail Grass (Stipa arundinacea)

Category G (Roses – Limited to 4.5' – 5' in height)

- Hybrid Teas
- Floribundas
- Miniatures
- Old Fashion English

Category H (Herbs – Only allowed in pots)

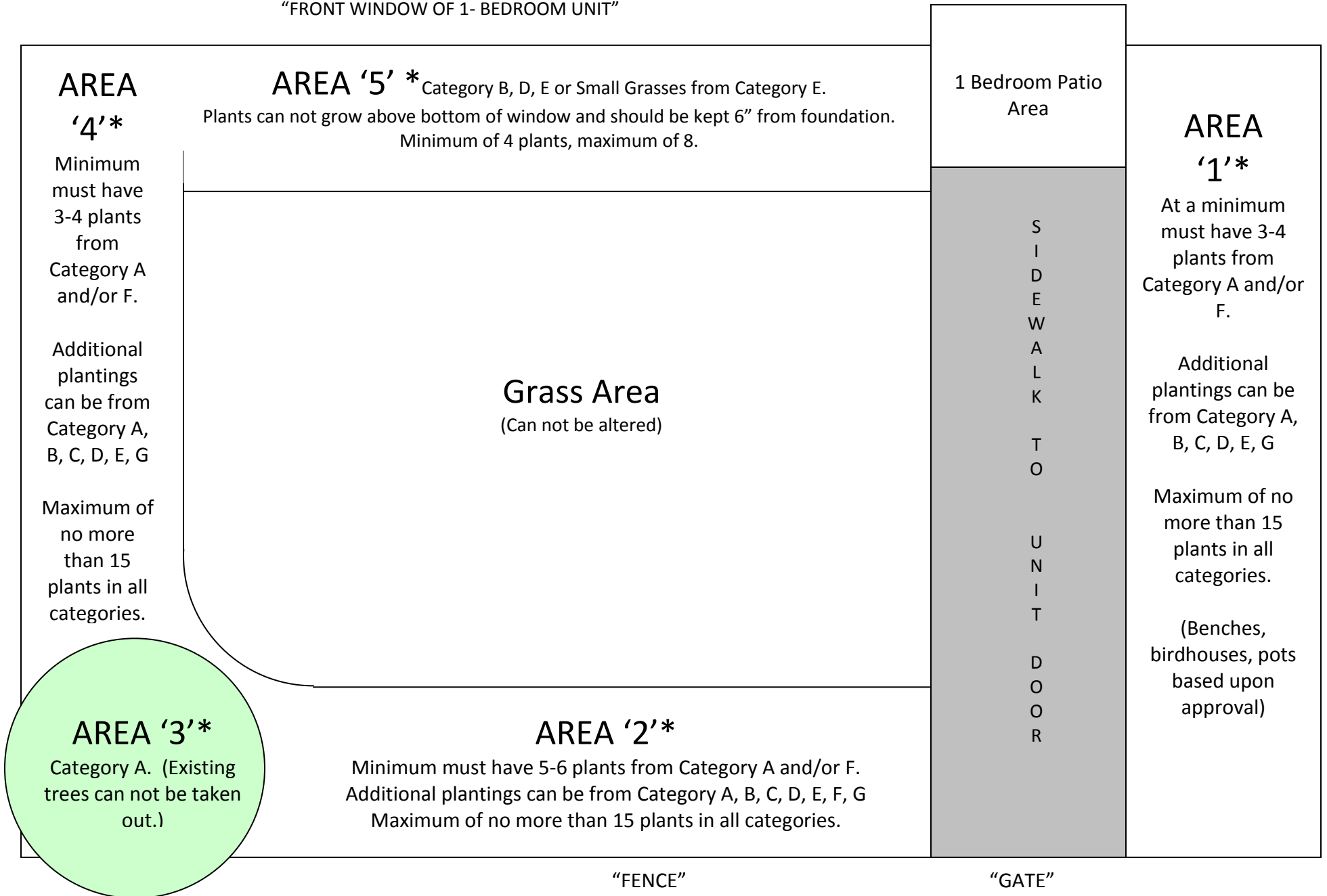
- Rosemary
- Thyme
- Oregano
- Basil
- Dill
- Coriander
- Cilantro
- Parley
- Marjoram

Bark dust/mulch must match that used by landscaper. To determine the type of bark dust, please contact the Landscaping Committee.

*New addition to the approved plant list.

"FRONT WINDOW OF 1- BEDROOM UNIT"

"DOOR to 1-BEDROOM UNIT"



*All plantings should be appropriately spaced for growth and ease of maintenance.

Appendix A
"Garden Template"



Matthew Frank Condominium Association – Screen Doors

APPROVED SCREEN DOORS

The ARC has approved two specified retractable screen doors for balcony and main entrances which owners can choose to have installed without submitting an application to the ARC. Approved screen doors **MUST** be professionally installed by a licensed, bonded and insured contractor. No ARC application is needed in order to install an approved retractable screen door. The approved screen door options are:

Phantom Screen Door. The approved color from Phantom is Sandal Wood. Cost for the door and installation is \$389.00. To order a screen door, please call 1800-PHANTOM.

Illusion from Larson. The Larson Illusion is available at Lowe's. The approved color for the Larson door is Sandstone. Cost of the door is \$208.00 plus an installation fee of \$137.00.

Split mesh screens on any balcony or main entrance are also approved.