

MATTHEW FRANK CONDOMINIUM OWNERS ASSOCIATION

REAL ESTATE SIGNAGE RESOLUTION

2017-01

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 WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION;

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS STRIVES TO REDUCE COSTS ASSOCIATED WITH THE MANAGEMENT OF COMMON PROPERTY;

WHEREAS PROPERTY OWNERS HAVE MULTIPLE METHODS BY WHICH TO ADVERTISE UNITS LISTED "FOR SALE" AND "FOR RENT";

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS HAS AN EXISTING POLICY OF NOT PERMITTING SIGNS IN WINDOWS, WHICH INCLUDE "FOR SALE" AND "FOR RENT" SIGNS, AS THESE SIGNS DETRACT FROM THE APPEARANCE OF THE COMMUNITY;

WHEREAS REAL ESTATE ADVERTISING SIGNS ON POSTS REQUIRE REMOVING SOIL FROM COMMON AREAS AND WHEN REMOVED LEAVE DEEP HOLES IN THE GROUND;

WHEREAS FREQUENTLY HOLES LEFT BY "FOR SALE" OR "FOR RENT" POSTS ARE NOT FILLED BY OWNERS THUS CREATING A TRIPPING HAZARD;

WHEREAS FILLING HOLES IS AN ADDED EXPENSE FOR THE HOMEOWNERS ASSOCIATION;

WHEREAS SMALLER SIGNS ON STAKES ARE TYPICALLY LEFT BEHIND LONG AFTER THE SALE HAS CLOSED OR THE UNIT HAS BEEN LEASED, AND TOO MANY OF THESE CREATE A CLUTTERED APPEARANCE;

WHEREAS THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS TO MAINTAIN COMMON PROPERTY IN AN ECONOMICALLY SOUND MANNER AND ENSURE THE SAFETY OF ITS RESIDENTS AND THE PUBLIC;

NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO ADVERTISING OF MATTHEW FRANK UNITS ON THE PROPERTY:

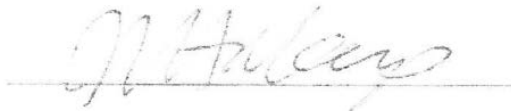
1. ONLY FOLDABLE, SANDWICH STYLE, A-FRAME SIGNS WILL BE PERMITTED TO ADVERTISE THAT A UNIT IS FOR SALE;
2. THE REMOVABLE SIGNS WILL BE ALLOWED TEMPORARILY ON THE GRASSY AREA ALONG THE CURB (PARKING STRIP) ON THE DAYS OF THE OPEN HOUSE ONLY.

FINES. THE ASSOCIATION MAY, AT THE DISCRETION OF THE BOARD, LEVY FINES AGAINST ANY VIOLATOR OF THIS RESOLUTION WHO IS AN OWNER OF A UNIT IN MATTHEW FRANK. OWNERS ARE RESPONSIBLE FOR ANY VIOLATIONS CAUSED BY TENANTS, GUESTS, LICENSEE, INVITEES, OR PATRONS OF THE OWNER. FINES SHALL BE ASSESSED IN ACCORDANCE WITH THE FINANCIAL PENALTIES RESOLUTION.

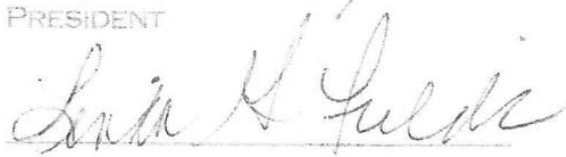
NOTICE AND OPPORTUNITY TO BE HEARD. PRIOR TO LEVYING ANY FINES UNDER THIS RESOLUTION AGAINST AN OWNER, THE ASSOCIATION SHALL GIVE THE OWNER NOTICE AND OPPORTUNITY TO BE HEARD.

COSTS AND ATTORNEY FEES. ANY COSTS RELATED TO THE ENFORCEMENT OF THIS RESOLUTION, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY FEES SHALL BE ASSESSED TO THE VIOLATING OWNER PURSUANT TO THE DECLARATION AND BYLAWS.

THIS RESOLUTION WAS PASSED BY THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS 14th DAY OF August, 2017.



PRESIDENT



SECRETARY