

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.

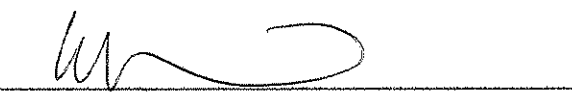
NOW BE IT THEREFORE RESOLVED THAT THE MATTHEW FRANK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO MAINTAINING HEAT LEVELS IN VACANT UNITS.

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