

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



Wendy M. Grant

SECRETARY