

**ENCORE OF MCLEAN, A CONDOMINIUM  
UNIT OWNERS ASSOCIATION**

**POLICY RESOLUTION NO. 97-3**

**ROOF ANTENNA & SURVEILLANCE EQUIPMENT  
LEASE POLICY**

**Regarding  
The Leasing of Common Element Roofs and Roof Structures  
for Certain Commercial Antenna and Surveillance Equipment Placement**

WHEREAS, Section 3.1 of the Bylaws assigns the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by the Bylaws required to be exercised and done by the Unit Owners Association;

WHEREAS, Section 3.1(f) of the Bylaws enables the Board of Directors to adopt and amend Rules and Regulations governing the Units and Common Elements provided that such rules are not in conflict with the Act or the Condominium instruments; and

WHEREAS, Section 5.8(a)(4) of the Bylaws contains certain rules, restrictions and enforcement procedures regarding the placement of any items on "Common Areas" without Board approval;

WHEREAS, for the proper maintenance and repair of the building as well as the, safety, welfare, comfort, and convenience of all residents, the Board deems it necessary and desirable to establish conditions by which income can be generated to offset increasing annual operations costs and the need for additional funding for Replacement Reserves.

NOW, THEREFORE, BE IT RESOLVED THAT the Encore of McLean, a Condominium shall allow certain antennas and/or surveillance equipment to be installed on the roof and roof structures of the building; and

BE IT FURTHER RESOLVED THAT all actions, motions and resolutions in conflict with this resolution are, upon passage of this resolution, rescinded; and

BE IT FURTHER RESOLVED THAT any antenna and/or surveillance equipment proposed to be installed on the roof or roof structures of the Encore be submitted through property management to the Board of Directors for individual and specific approval as to type, lease duration, compensation and appearance; and

BE IT STILL FURTHER RESOLVED THAT all proposed installations be presented with written comment from Association legal counsel and insurance agent prior to Board consideration.

**ENCORE OF MCLEAN  
A Condominium Unit Owners Association**

**Resolution Action Record**

Resolution Number: Policy 97-3

Pertaining to: Regarding The Leasing of Common Element Roof or Roof Structures for Commercial Antenna Placement

Duly adopted at a meeting of the Board of Directors held on March 31, 1997.

Motion by: Burke, seconded by: Zaretsky

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u><i>Julie Thomas</i></u> President Thomas	<u>X</u>	—	—	—
<u><i>Kieran A. Burke</i></u> Vice President Burke	<u>X</u>	—	—	—
<u><i>Lee-Thorp</i></u> Treasurer Lee-Thorp	—	<u>X</u>	—	—
<u><i>Catrina Gravalles</i></u> Secretary Gravalles	—	—	—	<u>X</u>
<u><i>Chad R. Biro</i></u> Director Biro	<u>X</u>	—	—	—
<u><i>[Signature]</i></u> Director Kearney	<u>X</u>	—	—	<u>X</u>
<u><i>Lucy Zaretsky</i></u> Director Zaretsky	<u>X</u>	—	—	—

FILE:

Book of Minutes  
Book of Resolutions

Resolution Effective: 4/1/97