

**WOODLEY PLAZA CONDOMINIUM
POLICY RESOLUTION NO. 2014-01**

Access to Roof and Roof Deck

The Board of Directors (“Board”) of the Woodley Plaza Condominium Unit Owners Association (“Condominium”) adopts this Resolution to add to the Condominium’s Rules and Regulations additional provisions to address access to and use of the Roof and Roof Deck.

Whereas, Section 3.1 of the Bylaws provides that the Board shall have all of the powers necessary for the administration of the affairs of the Condominium, and Section 4.4(b)(3) of the Declaration provides that use of the Roof Deck shall be subject to rules and regulations adopted governing the Roof Deck;

Whereas, there have been a number of complaints of noise, smoking, and other disturbances on the Roof and Roof Deck;

Whereas, there have been damages to portions of the Roof Deck and damages to portions of the Roof, some of which have resulted in water infiltration into the building, causing damage to common areas and units;

Whereas, the waterproofing material used on the Roof can be damaged by excessive amounts of walking on it and other wear and tear; and

Whereas, the damages to the Roof Deck and Roof, and resulting damages to common areas and units have resulted in substantial expenses for the Condominium;

Now, therefore, the Board adopts the following rules, at the September 2014 Board Meeting, to limit access to the Roof and Roof Deck and to clarify for unit owners and others the permissible extent of use of the Roof and Roof Deck:

- (1) Access to the Roof and the Roof Deck is prohibited except as specifically provided under paragraphs (2), (3), and (4).
- (2) Access to the Roof and the Roof Deck is permitted for HVAC maintenance purposes between the hours of 8 am and 6 pm.
- (3) In the case of an emergency, access to the Roof and Roof Deck is permitted without prior board approval.
- (4) The Board will consider and may, at its discretion, approve limited requests from owners to access the Roof and Roof Deck for non-HVAC maintenance and non-emergency purposes. Requests for access must be approved by the Board prior to accessing the Roof and Roof Deck.
- (5) The Board will provide unit owners and others requiring access with the information and procedures necessary for accessing the Roof and Roof Deck as permitted under this resolution.
- (6) Violations of these provisions may result in fines. In addition, damages caused during any authorized or unauthorized use of the Roof and/or Roof Deck will be assessed against the unit involved.