

**Falcon Heights Condominium Association
Dog Control Resolution
Resolution No. 2007-0001**

WHEREAS Falcon Heights residents have experienced out-of-control dogs that bark excessively and also dogs that the owners allow to run at-large and other nuisance behavior, even though the FHCA Bylaws expressly address these issues in Article 11, Conditions, Covenants and Restrictions (CC&Rs), page 28 and 29; as do Klamath County ordinances and Oregon ORS, and

WHEREAS A committee of FHCA residents was formed in the summer of 2007 for the express purpose to review the Bylaws, County Chapter 403 Animal Services and Dog Control, and Oregon State Revised Statutes concerning dogs, and make recommendations to the FHCA Board of Directors for the passage of a Dog Control Resolution to implement provisions in the Bylaws and allow for fining; and

WHEREAS The committee, following the Bylaws, has developed the required three warning letters: the first letter provides the initial warning; the second warning letter provides a \$25 fine per dog; and a \$100 fine per dog upon receiving a third notice with a requirement of the animal/s being removed permanently from Falcon Heights; and

WHEREAS The committee recommends that a flyer be delivered door-to-door that informs all residents of the action taken by the passage of a fining process; publishing on the back of the flyer the FHCA Bylaws CC&Rs, Article 11, 11(4) Animals; Klamath County Chapter 403 Animal Services and Dog Control Ordinances; and Oregon Revised Statutes ORS 609.095; instructions on what residents should do regarding dog nuisances, and

WHEREAS The committee recommends that all future residents be so informed regarding the animal regulations by a provision of the flyer to all new residents through the Welcome Committee; and

NOW THEREFORE The Falcon Heights Board of Directors accepts the recommendations of the Dog Control Committee and through the reading of this Resolution two times to allow commentary by residents, the Board approves passage of this Resolution.

Dates read: (First) September 13, 2007 (Second) October 11, 2007

Date passed: October 11, 2007

Board Chair Signature: Kelly A. Fry

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION
10301 PREDDY AVENUE, KLAMATH FALLS, OREGON 97603
NO PARKING IN ALLEYWAYS**

RESOLUTION # 06 13 13-03

WHEREAS parking in the alleyways at Falcon Heights poses a safety issue and life threat in not allowing emergency vehicles full access to a property to provide emergency services in the compound; and

WHEREAS the Falcon Heights Condominium Association Board of Directors has determined, in discussions with their attorney, that the FHCA Declaration provides guidelines to the Board and that they can legally regulate parking in alleyways by contracting with a towing company to oversee the violations that may occur from people blocking full access by emergency vehicles by parking in the alleyways; and

WHEREAS this Resolution provides the total and only notice to unitowners that they may be towed if they partially block an alleyway by parking in it and that all towing costs are at the unitowners expense payable to the towing company; and

WHEREAS limited parking by unitowners is allowable for the purposes of loading and unloading from vehicles, trailers and boats but may not be for overnight or for more than four hours and

NOW THEREFORE the FHCA Board of Directors, after due consideration and discussion, approve this Resolution and authorizes its Managing Agent to contract with a towing company to carry out the intent of this Resolution to clear the alleyways for emergency services access.

Done and dated this date of June 13, 2013, on motion by Don Carroll and a second by

Brent Bungee, both FHCA elected board members.

Kelly S. Fry Kelly S. Fry, FHCA President

Joann Crews Joann Crews, FHCA Secretary