

ccc

A  
L  
A  
S  
K  
A

2017-018101-0

Recording District 301 Anchorage

05/10/2017 12:36 PM

Page 1 of 13



AMENDMENT OF BYLAWS OF THE OWNERS  
OF SEACLIFF CONDOMINIUM ASSOCIATION

WE, the undersigned, the President and Secretary, respectively, of the OWNERS OF SEACLIFF CONDOMINIUM ASSOCIATION, situated in Anchorage and more particularly described as:

Tract "B" of SEACLIFF CONDOMINIUM ASSOCIATION SUBDIVISION, filed under Plat No. 76-61, according to the records of the Anchorage Recording District, Third Judicial District, State of Alaska,

All of which real property was submitted to the Horizontal Property Regime as in effect in the State of Alaska, pursuant to that certain Declaration submitting Real Property to Horizontal Property Regime recorded in the Anchorage Recording District in Book 134, at page 0635, do hereby certify that we are the duly elected, qualified and acting as President and Secretary of said Association and that the following is a full, true and correct copy of the amendments of the Bylaws of the Association duly and legally adopted at a special meeting of the members of the Association held on August 15, 2016, duly convened and held in accordance with the law and said Bylaws of the Association and at which more than ninety-six (95%) was present and such resolution is both in full force and effect and duly recorded in the minutes of said Association.

RESOLVED, that the Bylaws of Owners of Seacliff Condominium Association, recording in the Anchorage Recording District in Misc. Book 134 at page 0635, records of the Anchorage Recording District, Third Judicial District, State of Alaska, be and hereby are amended by revising approximately 51% of the Sections of the Seacliff Condominium Association Bylaws. The revised and governing Seacliff Condominium Association Bylaws are attached.

We further certify that the foregoing Resolution and Bylaw changes was approved and adopted at an Annual Meeting of the Owners Association. We further certify that the foregoing Resolution and Bylaw changes was approved and adopted at an Annual Meeting of the Owners Association convened and held in accordance with law and the Bylaws of the said Association on the 15th day of August, 2016, at which owners of the units of the project representing of the undivided interest in common areas and facilities as set forth in the Declaration were present and that members of the Association who aggregate interest in the common elements constituted ninety-six (96%) of the total voted for or agreed to such Resolution and Amendments.

DATED this 3<sup>rd</sup> day of April, 2017 at Anchorage, Alaska.

The undersigned President and Secretary of Seacliff Condominium Association, certify these amended bylaws were properly adopted and approved by 96% of the condominium Unit Owners in accordance with Article VII of the original bylaws. These amended bylaws shall take effect immediately upon recording.

Seacliff Condominium Association

By: Sigurd Anderson  
Its: President

By: Jhe A Kell  
Its: Secretary

State of Alaska )  
) ss.  
Third Judicial District )

THIS IS TO CERTIFY that the foregoing instrument was acknowledged before me on this 31<sup>st</sup> day of April, 2017, by Signe Andersen, the President of Seacliff Condominium Association, an Alaska corporation, on behalf of the corporation.

WITNESS my hand and notarial seal the day and year first hereinabove written.

[Signature]  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: 7/24/21

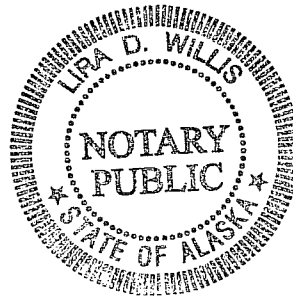


State of Alaska )  
) ss.  
Third Judicial District )

THIS IS TO CERTIFY that the foregoing instrument was acknowledged before me on this 28<sup>th</sup> day of MARCH, 2017, by SHARON ANN KUHN, the Secretary of Seacliff Condominium Association, an Alaska corporation, on behalf of the corporation.

WITNESS my hand and notarial seal the day and year first hereinabove written.

[Signature]  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: 8/27/2020



RECORD IN THE ANCHORAGE RECORDING DISTRICT

After recording, return to:

Seacliff Condominium Association  
c/o Snow's Management, Inc.  
2701 Fairbanks Street, Suite A  
Anchorage, Alaska 99503



AMENDED BYLAWS OF  
SEACLIFF CONDOMINIUM ASSOCIATION

ARTICLE I

PLAN OF CONDOMINIUM OWNERSHIP

Section 1.        NAME

The name of the corporation is Seacliff Condominium Association, hereinafter referred to as the "Association". The principal office of the corporation shall be located in Anchorage, Alaska.

Section 2.        BYLAWS APPLICABILITY AND MEMBERSHIP

The provisions of these Bylaws are applicable to the project known as Seacliff Condominium Association, located in the City of Anchorage, Alaska. (The term "project" as used herein shall include the land and the structure and improvements thereon. All unit owners of units in the condominium project shall be members of the Association. The membership of each unit owner shall terminate upon the sale, transfer, or other disposition of the unit and the membership in the Association shall automatically be transferred to the new unit owner. In addition, these Bylaws shall be applicable to subsequent Association member by virtue of the purchase of the unit. *Plat #76-74 (Declaration of Covenants Book 92 Page 614)*)

Section 3.        PERSONAL APPLICATION

All present or future unit owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the project in any manner, are subject to the regulations set forth in these Bylaws and in the recorded Declaration of Restrictions (the "Declaration" herein).

The mere acquisition or rental of any of the units of the project, or the mere act of occupancy of any of the units, will signify that these Bylaws are accepted, ratified, and will be complied with.

ARTICLE II

VOTING, MAJORITY OF UNIT OWNERSHIP, QUORUM, PROXIES

Section 1.        VOTING

Voting shall be on a percentage basis, and the percentage of the total vote to which the owner of a unit is entitled shall be the percentage assigned to each unit in the Declaration.



In the event the unit is owned by more than one person, those person must act unanimously to cast the vote allocated to that unit.

Section 2. MAJORITY OF UNIT OWNERS

As used in these Bylaws, the term “majority of unit owners” shall mean those unit owners holding fifty-one percent (51%) of the votes in the project.

Section 3. QUORUM

Except as otherwise provided in these Bylaws, the presence in person or by proxy of a “majority of unit owners”, as defined in Section 2 of this Article, shall constitute a quorum.

Section 4. PROXIES

A unit owner may cast a vote to which such owner is entitled and counted as present at any meeting of the members of the Association by written proxy naming another person or persons entitled to act on the unit owner’s behalf. Any person who has been granted a proxy/proxies and has registered the proxy/proxies with the Secretary of the Association shall be entitled to a separate ballot for each proxy. All proxies granted by a member of the Association shall be for that meeting only.

ARTICLE III

ADMINISTRATION

Section 1. ASSOCIATION RESPONSIBILITIES

The Association shall have the responsibility of electing a Board of Directors in accordance with the provisions of Article IV of these Bylaws and such other responsibility as are contained in the Articles of Incorporation or as are not delegated to the Board of Directors. Except as otherwise provided, decision and resolution of the Association shall require approval by a majority of unit owners.

Section 2. PLACE OF MEETINGS

Meetings of the Association shall be held at the principal office of the project, or such other suitable place in Anchorage, Alaska convenient to the unit owners as may be designated by the Board of Directors.

Section 3. OPEN MEETINGS

(a) – Board of Directors regular meetings will be open to unit owners. Notice shall be given to all unit owners no earlier than fifteen (15) days or later than seven (7) days. All meetings of the Board of Directors at which action is to be taken by a vote at such meetings will be open to the unit owners, except in (b) provided below.

(b) – Meetings of the Board of Directors may be held in executive session, without giving notice and without the requirement that the meeting be open to unit owners where the action taken at the executive session involves personnel, pending litigation, contract



negotiations, or enforcement actions, or where no action is taken at the executive session requiring the affirmative vote of Directors.

(1) – Minutes will be taken at Executive Sessions and will include the following order of business; (a) Roll call; (b) Proof of notice of meeting; (c) Motion to go into Executive Session (d) Second to motion; (e) Time recorded when going into Executive Session; (f) Time recorded coming out of executive session; (g) any action that is taken must be voted on outside the Executive Sessions and included in the minutes; (h) Motion to adjourn; (i) Second to motion.

Section 4. ANNUAL MEETING

The annual meeting of the Association shall be held in August of each year. At such meetings there shall be elected by ballot of the unit owners a Board of Directors in accordance with the requirements of Section 5 of Article IV of these Bylaws.

Section 5. BUDGET ADVISORY VOTE

Within (30) days after the adoption of the proposed budget for the Association, the Board of Directors shall provide a summary of the budget to each unit owner, and shall set a date for the Annual Meeting at which unit owners in an advisory vote will approve or disapprove the budget not less than thirty (30) days prior to the beginning of each calendar year. Following the advisory vote, the Board may amend the budget or affirm the budget as adopted. The budget will begin effective August of the current fiscal year.

Section 6. ANNUAL MEETING ORDER OF BUSINESS

The order of business at annual meetings of the members of the Association shall be as follows:

- (a) The Board President or their designee shall call the meeting to order.
- (b) Proof of notice of the meeting
- (c) Presentation by the Secretary of a written list of unit members, presentation of proxy certification and establishment of a quorum;
- (d) Reading of the minutes of the preceding annual meeting of the members;
- (e) Presentation of the Annual Report (synopsis of the past year in review)
- (f) Budget presentation; budget discussion; advisory vote to approve or disapprove the budget;
- (g) Election of members to the Board of Directors;
- (h) Unfinished business;
- (i) New business;
- (j) Adjournment.



Section 7. SPECIAL MEETINGS

It shall be the duty of the President to call a special meeting of the unit owners as directed by resolution of the Board of Directors or upon a petition signed by a majority of the unit owners and having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting, except as stated in the notice, unless by consent of four-fifths of the unit owners present, either in person or by proxy specific for the special meeting.

Section 8. NOTICE OF MEETINGS

It shall be the duty of the Secretary to mail a notice of all Board meetings; regular, annual or special meeting, stating the purpose thereof, as well as the time and place where it is to be held, to each owner of record, no less than (7) days or greater than fifteen (15) days prior to such meeting. The mailing of a notice in the manner provided in this Section shall be considered as notice served.

Section 9. ADJOURNED MEETINGS

If any meeting of unit owner cannot be organized because a quorum has not attended the unit owners who are present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours nor more than thirty (30) days from the time the original meeting was called.

Section 10. ORDER OF BUSINESS

The order of business at all meetings of owners of units shall be as follows except as provided for the Annual Meeting Article III Section 6: (a) Roll Call; (b) Meeting called to order; (c) Approval of the agenda for the meeting; (d) reading of minutes of the preceding meeting(s); (e) Unfinished business; (f) New Business; (g) Meeting adjourned.

Section 11. ACTION WITHOUT NOTICE

Any action, which under the provisions of the Alaska Statutes that may be taken at a meeting of the owners, may be taken without a meeting if authorized by a writing signed by all of the owners who would be entitled to vote at a meeting for such purpose, and filed with the Secretary. The unit owners will be notified of this action by regular mail or email. To the extent practical, emails will be sent using automatic return receipt.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. NUMBER AND QUALIFICATIONS

The affairs of the Association shall be governed by a Board of Directors composed of Five (5) persons, all of whom, except for those appointed and serving as first Directors, must be unit owners of condominiums in the project.

Section 2. POWERS AND DUTIES

The Board of Directors shall have the following powers and duties:



- (a) To elect the officers of the Association as hereinafter provided.
- (b) To administer the affairs of the Association and the Property.
- (c) To engage, subject to the provisions of the Declaration, the services of a Manager, who shall manage and operate the Property and the common areas and facilities thereof for all of the unit owners, upon such terms and for such compensation and with such authority as the Board of Directors may approve.
- (d) To formulate policies for the administration, management and operation of the Property and the common areas and facilities thereof.
- (e) To adopt House Rules governing the administration, management, operation and use of the Property and the common areas and facilities, and to amend such rules and regulations from time to time.
- (f) To provide for the maintenance, repair and replacement of the common areas and facilities and payments therefor, and to approve payment vouchers or to delegate such approval to the officers or the Manager.
- (g) To provide for the designation, hiring and removal of employees and other personnel, including accountants, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Property and the common areas and facilities, and to delegate any such powers to the Manager (and any such employees or other personnel who may be the employees or other personnel who may be the employees of the Manager).
- (h) To estimate and adopt the amount of the annual budget and to provide the manner of assessing and collecting from the unit owners their respective shares of such estimated expenses, as hereinafter provided.
- (i) Unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of the unit owners, as expressed in a resolution duly adopted at any annual or special meeting of the unit owners.
- (j) To appoint committees of members of the Association to overlook and assist in the day-to-day operations of the condominium, without any executive powers, specifically in respect of items such as maintenance, security, beautification, public relations, and the welfare of residents.
- (k) To exercise all other power and duties of the Board of Directors or the Association of unit owners, as referred to in the Horizontal Property Regimes Act as enacted in the State of Alaska.

Section 3. OTHER DUTIES

In addition to duties imposed by these Bylaws, or by resolutions of the Association, the Board of Directors shall be responsible for the following: (a) care, upkeep and surveillance of the project and the common areas and facilities; (b) collection of all assessments from the unit



owners; and (c) designation and dismissal of the personnel necessary for the maintenance and operation of the project, the common areas and facilities.

Section 4. MANAGEMENT AGENT

The Board of Directors may employ for the Association a management agent at a compensation established by the Board to perform such duties and services as the Board shall authorize, including but not limited to, the duties listed in Article IV of these Bylaws.

Section 5. ELECTION AND TERM OF OFFICE

At the annual meeting of the Association, new Directors shall be elected for a term of one (1) year. The Directors shall hold office until their successors have been elected and hold their first meeting.

Section 6. BOOKS, AUDIT

The Board of Directors shall cause to be maintained a full set of books and records showing the financial condition of the affairs of the Association in a manner consistent with generally accepted accounting principles, and no greater than annual intervals, shall obtain an independent, certified audit of such books and records. A copy of each such audit shall be delivered to a member within thirty (30) days after the completion of such audit upon written request from a member. All records maintained by the Association or the manger shall be available for examination and copying by any unit owner.

Section 7. VACANCIES

Vacancies in the Board of Directors caused by any reason, other than the removal of a Director by a vote of the Association, may be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum subject to unit owner's right to remove a director under this Article Section 8.

Each person so elected under this Section shall be a Director until a successor is elected at the next annual meeting of the Association.

Section 8. REMOVAL OF DIRECTOR

At any regular or special meeting duly called, any one or more of the Directors may be removed, with or without cause, by a majority of the unit owners and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the unit owners shall be given an opportunity to be heard at the meeting.

Section 9. ORGANIZATION MEETING

The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, provided a majority of the whole Board shall be present.





Section 10. REGULAR MEETINGS

Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or e-mail, at least three (3) days prior to the day named for such meetings. Notice of regular meetings shall also be sent to each unit owner by regular mail or email.

Section 11. SPECIAL MEETINGS

Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, given personally or by mail, telephone or e-mail, which notice shall state the time, place, (as herein-above provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least two (2) Directors. Notice of Special meetings shall also be sent to each unit owner by regular mail and/or email.

Section 12. WAIVER OF NOTICE

Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 13. BOARD OF DIRECTORS' QUORUM

At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 14. ACTION WITHOUT MEETING

The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors. Unit owners will be notified by email and/or regular mail of any action taken.

Section 15. TELEPHONIC COMMUNICATION IN LIEU OF ATTENDANCE.

A Director may attend a meeting of the electronic or telephonic communication method whereby the director may be heard by the other members and may hear the deliberation of the other member on any matter properly brought before the Board. The Director's vote shall be counted and the presence noted as if the Director were present in person on that particular matter.



Section 16. FIDELITY BONDS

The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

ARTICLE V

OFFICERS

Section 1. DESIGNATION

The principal officers of the Association shall be a President, Vice President, a Secretary and a Treasurer, all of which shall be elected by the Board of Directors. The Directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary.

Section 2. ELECTION OF OFFICERS

The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board and shall hold office at the pleasure of the Board.

Section 3. REMOVAL OF OFFICERS

Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 4. PRESIDENT

The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board of Directors. The President shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including, but not limited to, the power to appoint committees from among the unit owners from time to time as the President may decide is appropriate to assist in the conduct of the affairs of the Association.

Section 5. VICE PRESIDENT

The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 6. SECRETARY

The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association; shall have charge of such books and papers as the Board of Directors may direct; and shall, in general, perform all the duties incident to the Office of Secretary.



Section 7. TREASURER

The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping or causing to be kept full and accurate accounts of all receipts and disbursements in book belonging to the Association. The Treasurer shall be responsible for the deposit by himself or his designee of all monies and other valuable effects in the name, and to the credit of the Association in such depositories as may from time to time be designated by the Board.

ARTICLE VI

OBLIGATION OF THE OWNERS

Section 1. ASSESSMENTS

- (a) All unit owners are obligated to pay all assessments imposed by the Association to meet all project expenses, which may include a liability insurance policy premium and an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard.
- (b) All delinquent assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration.

Section 2. MAINTENANCE AND REPAIR

- (a) Every unit owner must perform promptly all maintenance and repair work within their own unit, which, if omitted, would affect the project in its entirety or in a part belonging to other unit owners, being expressly responsible for the damages and liabilities that his failure to do so may engender.
- (b) A unit owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and facility damaged through his own fault.

ARTICLE VII

ENFORCEMENT

To ensure unit owner compliance with Association Bylaws and House Rules, a procedure and schedule of fines is intended to create greater community awareness of reasonable conduct that all unit owners have the right to expect from each other. If the violator is not a unit owner, the owner will be provided with copies of all correspondence pertaining to the violation and any ensuing hearings and fines. The unit owner is ultimately responsible for all fines and the removal of all violations.

Section 1. VIOLATION OF BYLAWS OR HOUSE RULES BY UNIT OWNERS.

In the event a unit owner or a unit owner's tenant or guest violates Bylaw or House Rules, the Board of Director shall:

- (a) Notify the violator and/or unit owner informing them of the violation including the specific Bylaw and/or House Rules alleged to be violated. This notification will include: (i) the nature of the alleged violation; (ii) the action required to remove the violation, and (iii) notification of a grace period of



ten (10) days, within which the violation may be removed without penalty. If the violation continues beyond the grace period, a fine will be imposed.

(b) The owner will be advised of the right to hearing in Executive Session with the board to address this issue where the unit owner will have the opportunity to respond to the violation. The owner or violator may request a hearing within twenty (20) days after imposition of the fine. The request must be made in writing and be addressed to the Board of Directors. The hearing will afford the violator a reasonable opportunity to be heard. The violator may present his/her case to the Board, and the Board will decide based on the available information regarding the alleged violation regarding the alleged violation, whether or not any fines should be lifted. If a violation is repeated within twelve (12) months of the first notice, a fine will be imposed without a grace period.

## Section 2. FINE FOR VIOLATION

By resolution following Notice and Hearing, the Board of Directors may levy a fine as provided in this section. A fine will be applied to the unit owner regardless of whether the offender is the unit owner, a tenant, a guest or a household member. The payment of a fine does not relieve the offender of the obligation of correcting the violation. If the Association incurs expenses to correct the violation, this expense will be applied to the unit owner. If the bill is not paid by the unit owner, a higher fine may be imposed. All fines collected will be deposited in the general account of the Association.

(a) First Offense – Warning letter to the owner by certified mail with a copy to the renter/occupant if the unit is rented/leased;

(b) Second Offense – \$100.00 Fine plus costs incurred by the Association.

(c) Third Offense – \$200.00 Fine

## Section 3. ENFORCEMENT

a) The Board reserves the right to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach;

(b) Payment of all fines and damages are due within 30 days. If fines are not paid with 30 days a follow-up letter will be sent by certified mail, and the Board, may place a lien on the property. This means the unit cannot be sold unless the fine and all associated expenses in filing the lien are paid, and the lien removed. In addition, the Board of Directors may foreclose on a lien if it is deemed necessary. Other penalties for not paying the aforementioned fines and expenses may also be considered including but not limited to the following: instituting legal proceedings or correcting violations (i.e. repairs, restoration, vehicle towing, etc.), charging all associated costs back to the offending owner as addition assessments, or assessing legal costs against the owner as additional fines if the association must retain legal counsel to enforce House Rule's, Declaration or Bylaw provisions.

## ARTICLE VIII

### AMENDMENT TO PLAN OF OWNERSHIP

These Bylaws may be amended by the association in a duly constituted meeting for such purpose, and no amendment shall take effect unless approved by at least two-thirds (66%) of the unit owners of all condominiums in the project as shown in the Declaration.

## ARTICLE IX



MORTGAGES

Section 1.        NOTICE TO ASSOCIATION

An owner who mortgages his condominium shall notify the Association through the Management Agent, in any, or the President of the Board of Directors, in the event there is no Management Agent, of the name and address of his mortgagee; and the Association shall maintain such information in a book entitled "Mortgagees of Condominiums". Any such owner shall likewise notify the Association as to the release or discharge of any such mortgage.

Section 2.        NOTICE OF UNPAID ASSESSMENTS

The Association shall, at the request of a mortgagee of a unit, report any unpaid assessments due from the owner of such unit.

ARTICLE X

CONSTRUCTION OF TERMS

The following terms, as used in these Bylaws, shall have the same meanings as are applies to such terms in the Declaration: "Project", "Condominium", "Common Areas", "Unit", applied to such terms in the Declaration: "Project", "Condominium", "Common Areas", "Unit", "mortgage", and "Mortgagee".

ARTICLE XI

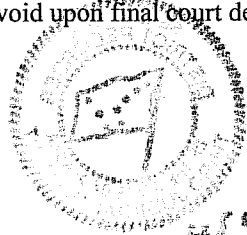
PERIODIC REAPPRAISALS

The units and common areas shall be periodically reappraised with a recomputation, is necessary, of the percentage interest of each owner in the common areas and facilities as expressed in the Declaration. The reappraisal shall be ordered at ten-year intervals from the date of filing of the Declaration, unless otherwise directed by the Board of Directors, and such reappraisal and recomputation shall be approved by the Association only by a vote of at least two-thirds (66%) of the unit owners.

ARTICLE XII

APPLICABLE LAW

In the case any of these Bylaws conflict with any provisions of the laws of the State of Alaska, such conflicting Bylaw shall be null and void upon final court determination to such effect, but all other Bylaws shall remain in full force and effect.



Isacco has and, but a el principal del lora YATED OT BI SENT  
.solto yo to sell has almost all in accoye s as lromuch and to yaco  
boud you for ottomel suoz i, "MORTGAGEE ESSENTIAL SHIT W  
MORTGAGEE Agreement to lora lora yo lora lora lora  
MORTGAGEE Agreement to lora lora yo lora lora lora  
MORTGAGEE Agreement to lora lora yo lora lora lora  
MORTGAGEE Agreement to lora lora yo lora lora lora

