AMENDMENT NO. 4 TO

DECLARATION OF HARMONY CONDOMINIUMS

A CONDOMINIUM COMMUNITY WITHIN THE POWDER RESERVE, A MASTER PLANNED COMMUNITY

ADDING UNITS 15 AND 16

The Petersen Group, Inc., an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration of Harmony Condominiums, recorded on the 30th day of November, 2006, at Serial No. 2006-080792-0, and as set forth in Plat No. 2006-168 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1, recorded on the 7th day of December, 2007, at Serial No. 2007-082516-0, in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 recorded on the 1st day August, 2008 at Serial No. 2008-044093-0, in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 recorded on the July 6, 2011 at Serial No. 2011 at Serial No. 2011 of No. 2011 at Serial No. 2011 at Serial No. 2011 OS 12.261-0, in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration") pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a) (8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-1, Description of Common Interest Community, attached hereto is substituted for the current Schedule A-1 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-2, Table of Interests, attached hereto, adding the following two (2) Units; Units 15 and 16, together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE III. Schedule A-3, the Plat, attached hereto and filed under Plat No. 2011- 52, supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2008-75 by reflecting the addition of Units 15 and 16 and Common Elements situated on Lot 15A, Block 6, according to the official Plat thereof, filed under Plat 2006-174, Powder Ridge, Phase 4A, records of the Anchorage Recording District, Third Judicial District, State of Alaska and shown on the Plat as "Property Not Subject to Development Rights."

ARTICLE IV. Development rights reserved in the Declaration have been exercised and are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are

AMENDMENT NO. 4 TO DECLARATION OF HARMONY CONDOMINIUMS P3196\23\AMD4

Page 1



hereby assigned as appurtenant to the Units indicated. Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

Robert C. Petersen

Its: President

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

SS.

WITNESS my hand and official seal on the day and year in this certificate first above written.

STATE OF ALASKA
NOTARY PUBLIC
Shaye Nielsen
My Commission Expires: March 17, 2015

Notary Public in and for Alaska

My Commission Expires:

Please place Notary Seal above this line. Signatures and Seal shall not encroach into 1" perimeter margins.

AMENDMENT NO. 4 TO DECLARATION OF HARMONY CONDOMINIUMS P3196\23\AMD4

Page 2



SCHEDULE A-1

<u>DESCRIPTION OF THE</u> <u>COMMON INTEREST COMMUNITY</u>

Lot 17, Block 6 and Lots 8 through 11, Block 7, Powder Ridge, Phase 4, according to the official Plat thereof, filed under Plat Number 2004-136, Records of the Anchorage Recording District, Third Judicial District, State of Alaska and Lot 15A, Block 6, according to the official Plat thereof, filed under Plat 2006-174, Powder Ridge, Phase 4A, Records of the Anchorage Recording District, Third Judicial District, State of Alaska and shown on the Plat as "Property Not Subject To Development Rights."

PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

Lots 13A, 14A and 16A, Block 6 according to the official Plat thereof, filed under Plat 2006-174, Powder Ridge, Phase 4A, Records of the Anchorage Recording District, Third Judicial District, State of Alaska and Lot 7A, Block 7, Tract 4A-2A and Tract 4A-3A, Powder Ridge, Phase 4A, according to the official Plat thereof, filed under Plat Number 2006-174, Records of the Anchorage Recording District, Third Judicial District, State of Alaska and shown on the Plat as "Subject to Development Rights."

ADDITIONAL PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

A portion (to be determined by the Declarant) of Tract 1, Powder Ridge Subdivision Phase 5, according to Plat No. 2006-105, records of the Anchorage Recording District, Third Judicial District, State of Alaska and shown on the Plat as "Subject to Development Rights, Not Owned by the Declarant."

EXCEPTIONS AFFECTING THE COMMON INTEREST COMMUNITY

EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of 12/18/71 (85 Stat 688, 704; 43 USC 1601, 1613(f)(1976) as reserved by the United States of America in the Patent to said land.

AMENDMENT NO. 4 TO DECLARATION OF HARMONY CONDOMINIUMS P3196\23\AMD4

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Page 4

SUBJECT TO: Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

SUBJECT TO: Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.

SUBJECT TO: (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by public records.

SUBJECT TO: Reservations and exceptions as contained in the Interim Conveyance recorded July 25, 1988, Book 1763, Page 190.

SUBJECT TO: The terms, covenants, conditions and provisions, including rights-of-way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, 43 U.S.C.A. 1601, et seq.

SUBJECT TO: Reservations of the subsurface estate in said land including, but not limited to rights of entry to explore, develop or remove minerals from said subsurface estate, as set forth in Sections 14(f) and 14(9) of the Alaska Native Claims Settlement Act referred to hereinabove.

NOTE: No assurance is given as to the vertical delineation of the surface and subsurface estates in said land as provided in said at.

SUBJECT TO: Ten Foot Underground and Surface Telecommunications & Electric Easement recorded in Book 3227, Page 797 and Easement recorded in Book 1261, Page 455, as shown in Note #9 on the plat of said subdivision.

SUBJECT TO: Forty Foot Water Easement recorded in Book 1261, Page 455 as shown in Note #10 on the plat of said subdivision.

SUBJECT TO: Right of Way Easement granted to GCI Cable, Inc., recorded in Book 3226, Page 797 as shown in Note #13 on the pat of said subdivision.

SUBJECT TO: Right of Way Easement, including terms and provision thereof, granted to Alaska Power Administration, and its assigns and/or successors in interest, by Assignment and Transfer of Easement Use Rights, Eklutna Project Transmission Line, to construct, operate and maintain an electric transmission lines or systems by instrument recorded October 02,

1997, Book 3133, Page 552 and disclosed by Plat 96-110 and various documents of record. (Affects a 75 foot right-of-way across a portion of said land).

SUBJECT TO: Covenants, conditions and restrictions for Powder Ridge, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference limitation or discrimination based on race, color, religion, sex, handicap, familiar status, or national, origin to the extent such Covenants, conditions or restrictions violate 42 USC 3604 (c), as contained in an instrument recorded March 20, 2003, Instrument No. 2003-025632-0.

With Amendments thereto recorded: November 03, 2003, Instrument No. 2003-115578-0 June 10, 2004, Instrument No. 2004-042385-0 January 28, 2005, Instrument No. 2005-00587-0 January 18, 2006, Instrument No. 2006-003673-0

SUBJECT TO: Covenants, conditions and restriction for Powder Reserve (A Planned Community within Powder Reserve), including the terms and provisions thereof, but deleting any covenant condition or restriction indicating a preference limitation or discrimination based on race, color, religion, sex, handicap, familiar status, or national, origin to the extent such Covenants, conditions or restrictions violate 42 USC 3604 (c), as contained in an instrument recorded March 20, 2003, Instrument No. 2003-025631-0.

With amendment thereto recorded: February 25, 2004, Instrument NO. 2004-011795-0 March 10, 2005, Instrument No. 2005-015275-0

SUBJECT TO: Limitations, conditions, restrictions terms and effects of the Uniform Common Interest Ownership Act, A.S. 34.08.470 et. seq., including any lien for future common assessments created pursuant to A.S. 34.08.470.

SUBJECT TO: Subject to any future dues or assessments owing to the Powder Reserve Master Association and/or Powder Ridge Homeowners Association.

SUBJECT TO: Conditions and provisions as contained in 'Notes' as shown on the Plat of said subdivision.

SUBJECT TO: Slope Easements as dedicated and reserved on the Plat of said subdivision.

Page 6

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AMENDMENT NO. 4 TO DECLARATION OF HARMONY CONDOMINIUMS P3196\23\AMD4

SUBJECT TO: Easements as shown on the Plat of said subdivision.

SUBJECT TO: Sanitary Sewer Main Extension Agreement, including the terms and provisions thereof, by and between the Municipality of Anchorage and Eklutna, Inc., recorded September 08, 2004 as Instrument No. 2004-068007-0. Said agreement does not create a lien.

SUBJECT TO: Water Main Extension Agreement, including the terms and provisions thereof, by and between the Municipality of Anchorage and Eklutna Inc., recorded September 08, 2004 as Instrument No. 2004-068008-0. Said agreement does not create a lien.

SUBJECT TO: Notice of Subdivision Agreement, including the terms and provisions thereof, by and between the Municipality of Anchorage and Eklutna, Inc., recorded September 22, 2004 as Instrument No. 2004-071629-0. Said agreement does not create a lien.

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2011-031233-0

TABLE OF INTERESTS

(Declaration Schedule A-2)



SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	% Share of Common Expenses	% Share of Common Elements	Vote in the Affairs of the Association	Limited Common Elements Driveway (DW) Deck (D), Yard (Y) Patios(P)
ω	13406 Vasili Drive	8.333%	8.333%	, -	DW-3/D-3/P-3/Y-3
4	13404 Vasili Drive	8.333%	8.333%	—	DW-4/D-4/P-4/Y-4
5	13328 Vasili Drive	8.333%	8.333%	1	DW-5/D-5/P-5/Y-5
6	13326 Vasili Drive	8.333%	8.333%	1	DW-6/D-6/P-6 /Y-6
7	13316 Vasili Drive	8.333%	8.333%	1	DW-7/D-7/P-7/Y-7
∞	13314 Vasili Drive	8.333%	8.333%		DW-8/D-8/P-8/Y-8
9	13302 Vasili Drive	8.333%	8.333%	<u></u>	DW-9/D-9/P-9/Y-9
10	13300 Vasili Drive	8.333%	8.333%	<u></u>	DW-10/D-10/P-10/Y-10
15	13327 Vasili Drive	8.333%	8.333%	,	DW-15/D-15/P-15/Y-15
16	13325 Vasili Drive	8.333%	8.333%	}4	DW-16/D-16/P-16/Y-16
19	13303 Vasili Drive	8.333%	8.333%		DW-19/D-19/P-19/Y-19
20	13301 Vasili Drive	8.333%	8.333%		DW-20/D-20/P-20 /Y-20
TOTALS AMENDMENT NO. 2 TO DECLARATION OF HAPP P319623VAMD2	TOTALS AMENDMENT NO, 2 TO DECLARATION OF HARMONY CONDOMINIUMS P319623/AMD2	100.00%	100.00% Page 9	12	



PLAT AND PLANS

(Declaration Schedule A-3)

Plat No. 2011-52

Serial No. 2011 - 0312 32 - 0

ADDING UNITS 15 AND 16

TO

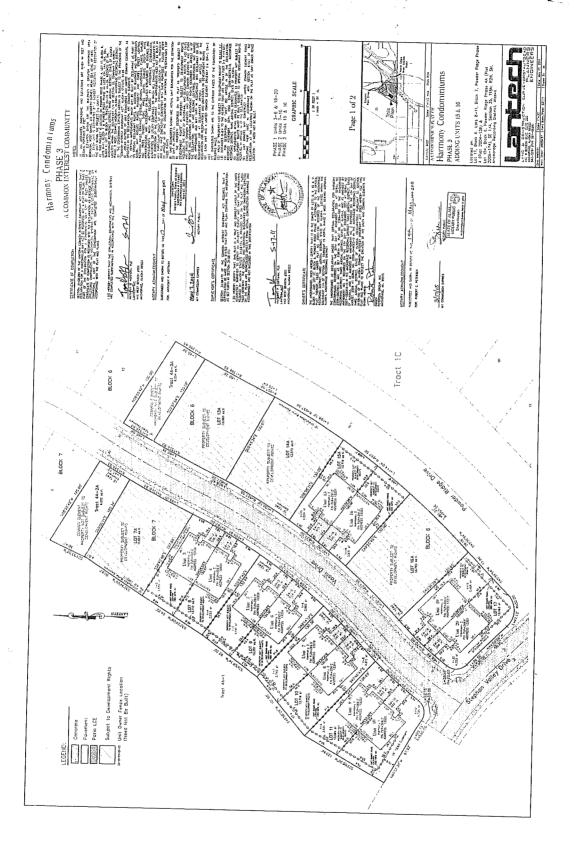
HARMONY CONDOMINIUMS

ANCHORAGE RECORDING DISTRICT

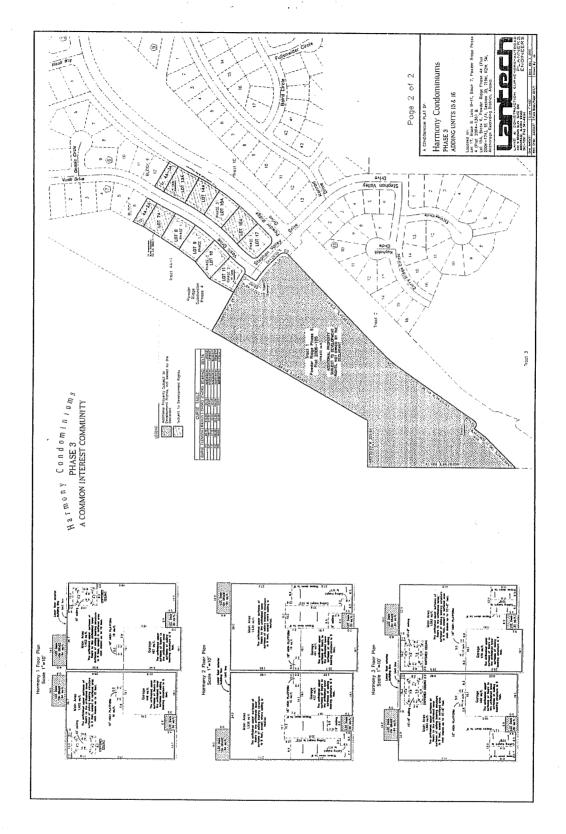
Page 10



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CERTIFICATE OF COMPLETION

SECTION 34.08.090 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT PROVIDES THAT A DECLARATION FOR A CONDOMINIUM MAY NOT BE RECORDED AND A PLAT OR PLAN THAT IS PART OF THE DECLARATION FOR A CONDOMINIUM MAY NOT BE FILED UNLESS A CERTIFICATE OF COMPLETION IS RECORDED WITH THE DECLARATION AS EVIDENCE THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF EACH BUILDING CONTAINING OR ACCORDANCE WITH THE PLAT AND PLANS.

I DO HEREBY CERTIFY THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS.

ANTHONY P. HOFFMAN, PLS

440 WEST BENSON #200 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF MAY 2010 2011

FOR: ANTHONY P. HOFFMAN

TINA BROWN

Notary Public, State of Alaska
Commission # 116401
My Commission Expires
May 07, 2014

May 7, 2014

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO MEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF THE UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THE PLAT AND PLANS FILED HEREWITH. THE VERTICAL AND HORIZONTAL BOUNDARIES AND DIMENSIONS DEPICTED ON THE PLANS ARE REPRODUCED DIRECTLY FROM ACTUAL CONSTRUCTION DRAWINGS AND ACCORDINGLY ARE NOT INCLUDED IN THIS CERTIFICATION.



SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF THE UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION REQUIRED BY ALASKA STATUTE 34.0B.170 IS PROVIDED FOR ON THE PLAT AND PLANS FILED HEREWITH. THE VERTICAL AND HORIZONTAL BOUNDARIES AND DIMENSIONS DEPICTED ON THE PLANS ARE REPRODUCED DIRECTLY FROM ACTUAL CONSTRUCTION DRAWINGS AND ACCORDINGLY ARE NOT INCLUDED IN THIS CERTIFICATION.

ANTHONY P. HOFFMAN, PLS

LANTEGELING

440 WEST BENSON #200 ANCHORAGE, ALASKA 99503



OWNER'S CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF LOTS 8, 9, 10 & 11, BLOCK 7, AND LOT 17, BLOCK 6, POWDER RIDGE PHASE 4 ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 2004-136, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT.

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR HARMONY CONDOMINIUMS, RECORDED ON THE 30TH DAY OF NOVEMBER, 2006, AT SERIAL NO. 2006-080792-0 AND AS SET FORTH IN PLAT NO. 2006-168 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 RECORDED ON THE 7TH DAY OF DECEMBER, 2007 AT SERIAL NO. 2007-082516-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE AUGUST, 2008 AT SERIAL NO. 2008-044093-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, (DECLARATION) PURSUANT TO SECTION 34.08.100 OF THE ALASKA COMMON INTEREST OWNERSHIP ACT DOES HEREBY FILE THIS SHOWN HEREIN.

OWNER PETERSEN GROUP, INC. ANCHORAGE, AK. 99515

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1940 DAY OF MALE SOLE ZOT



15 of 42 2011-031233-0

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF LOTS 8, 9, 10 & 11, BLOCK 7, AND LOT 17, BLOCK 6, POWDER RIDGE PHASE 4 ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 2004–136, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT.

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR HARMONY CONDOMINIUMS, RECORDED ON THE 30TH DAY OF NOVEMBER, 2006, AT SERIAL NO. 2006—080792—0 AND AS SET FORTH IN PLAT NO. 2006—168 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 RECORDED ON THE 7TH DAY OF DECEMBER, 2007 AT SERIAL NO. 2007—082516—0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 2 RECORDED ON THE 1TH DAY OF AUGUST, 2008 AT SERIAL NO. 2008—044093—0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, (DECLARATION) PURSUANT TO SECTION 34.08.100 OF THE ALASKA COMMON INTEREST OWNERSHIP ACT DOES HEREBY FILE THIS PLAT AND PLANS TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREIN.

OWNER

PETERSEN GROUP, INC. ANCHORAGE, AK. 99515

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 174 DAY OF MILL 2016 2011

FOR: ROBERT C. PETERSEN

MY COMMISSION EXPIRES

RES NOTARY PUBLIC

STATE OF ALASKA NOTARY PUBLIC

Shaye Nielsen

My Commission Expires: March 17, 2015



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PHASE 3 ON INTEREST COMMUNITY

NOTES:

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OF THE UNITS INFORMATION IT AND PLANS HONS DEPICTED DRAWINGS AND ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.

2) ELEVATION DATUM FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S. GEODETIC SURVEY, MEAN SEA LEVEL OF 1972.
3) EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (i.e. UNIT 1).

4) THIS PROJECT IS LOCATED ON POWDER RIDGE PHASE 4, LOT 17, BLOCK 5; LOTS 8-11, BLOCK 7 & POWDER RIDGE PHASE 4A LOTS 13A, 14A, 15A, 16A, BLOCK 6; LOT 7A BLOCK 7; TRACTS 4A-2A & 4A-3A, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT.

5) THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08.

6) AREAS OUTSIDE OF UNIT BOUNDARIES AND LIMITED COMMON ELEMENTS, AS SPECIFIED IN THE DECLARATION, ARE COMMON ELEMENTS.

7) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, SICNS, PIPES, DUCTS, CABLES, UTILITY WAYS. INFRASTRUCTURE, AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE VII OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS FOR

8) UNIT BOUNDARIES SHOWN ARE ACTUAL UNIT BOUNDARIES PER THE DEFINITION OF UNIT IN ARTICLE IV.

9) THE PROPERTY DESCRIBED ON THE PLAT AS "PROPERTY SUBJECT TO DEVELOPMENT RIGHTS" IS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS. INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO ADD UNITS AND CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE WI OF THE DECLARATION. UNIT AND BUILDING LOCATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE WI OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.

10) EACH UNIT HAS A LIMITED COMMON ELEMENT DRIVEWAY (i.e. DW-1, DW-2 etc).

11) DIMENSIONS SHOWN ARE TO THE EXTERIOR FACES OF THE FOUNDATION OR BUILDING WALLS.

12) AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 80,945 S.F. 13) DISTANCES GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (i.e. 4'=4.00').

14) FOR DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED NOVEMBER, JOTH, 2006, SERIAL 2006—080792-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

15) IMPROVEMENTS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE BUILT SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE VII OF THE DECLARATION.

16) UNIT OWNERS MAY CONSTRUCT A LIMITED COMMON ELEMENT FENCE ENCLOSING THEIR YARD IN ACCORDANCE WITH SECTION 6.1(c) OF THE DECLARATION AT THE LOCATIONS SHOWN ON THE PLAT AS 'UNIT OWNER FENCE LOCATION', IT NEED NOT BE BUILT.



2011-031233-0

10) EACH UNIT HAS A LIMITED COMMON ELEMENT DRIVEWAY (i.e. DW-1, DW-2 eta).

11) DIMENSIONS SHOWN ARE TO THE EXTERIOR FACES OF THE FOUNDATION OR BUILDING WALLS.

12) AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 80.945 S.F.

13) DISTANCES GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (i.e. 4'=4.00'). 13) DISTANCES GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (Le. 4'=4.00').

14) FOR DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED NOVEMBER, 30TH, 2006, SERIAL 2006-080792-0. ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

15) IMPROVEMENTS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE BUILT SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE VII OF THE DECLARATION.

UNIT OWNERS MAY CONSTRUCT A LIMITED COMMON ELEMENT FENCE ENCLOSING THEIR YARD IN ACCORDANCE WITH SECTION 5.1(c) OF THE DECLARATION AT THE LOCATIONS SHOWN ON THE PLAT AS 'UNIT OWNER FENCE LOCATION'. IT NEED NOT BE BUILT.

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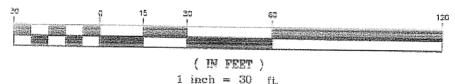
UNITS !MATION PLANS

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35 AND

PHASE 1 Units 3-6 & 19-20 PHASE 2 Units 7-10 PHASE 3 Units 15 & 16

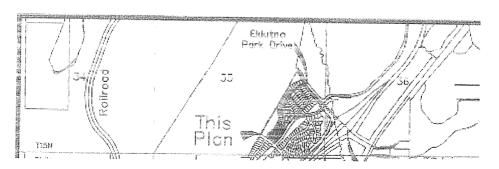
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Page 1 of 2





2011-031233-0

LEGEND:



Concrete



Pavement



Patio LCE



Subject to Development Rights

Tract 4A-1

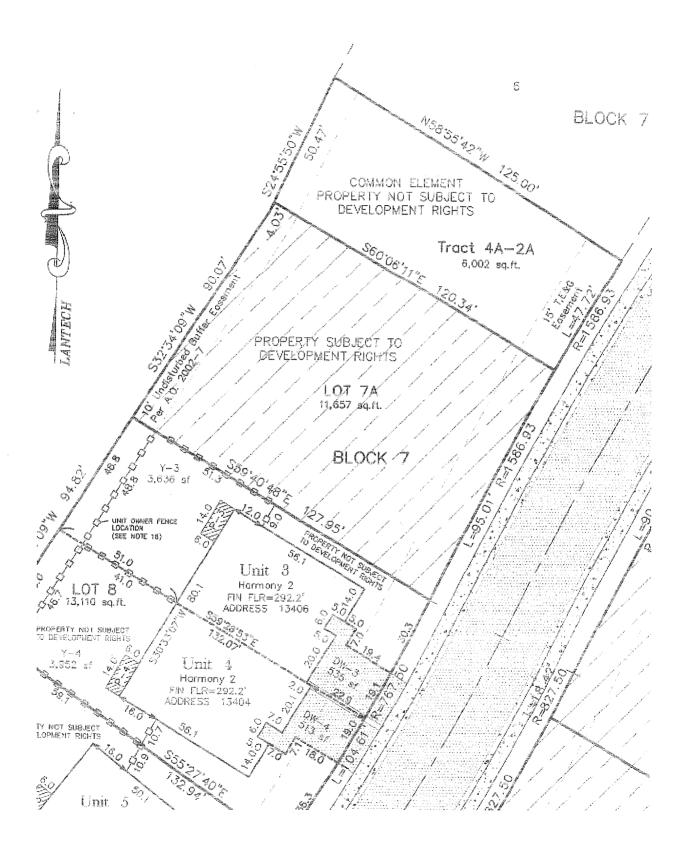
Unit Owner Fence Location (Need Not Be Built)



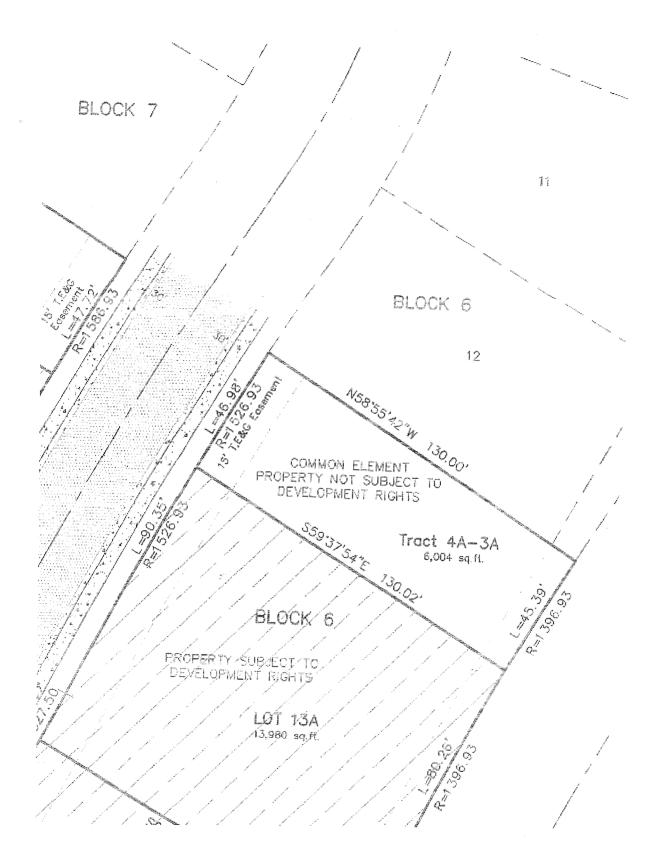




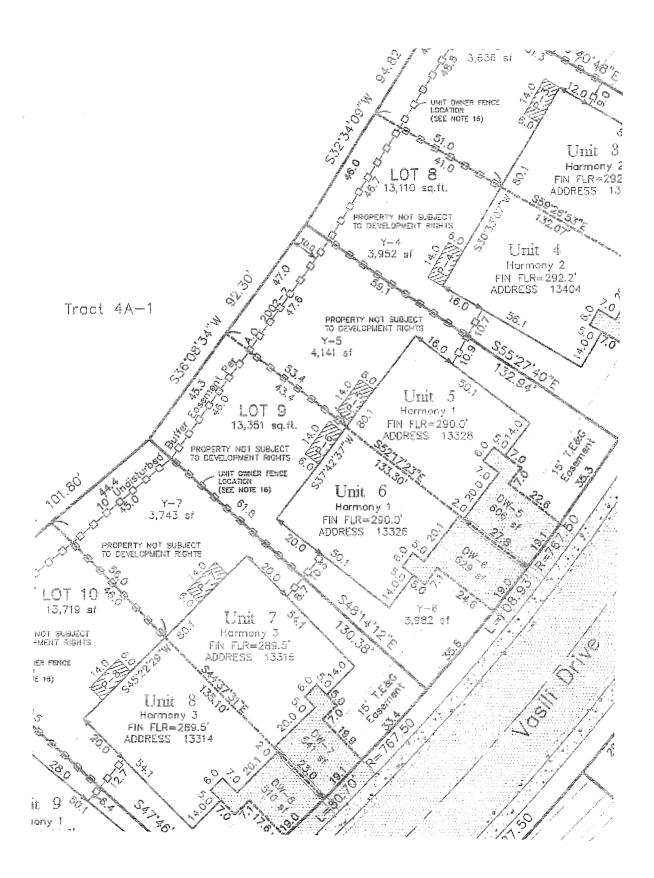
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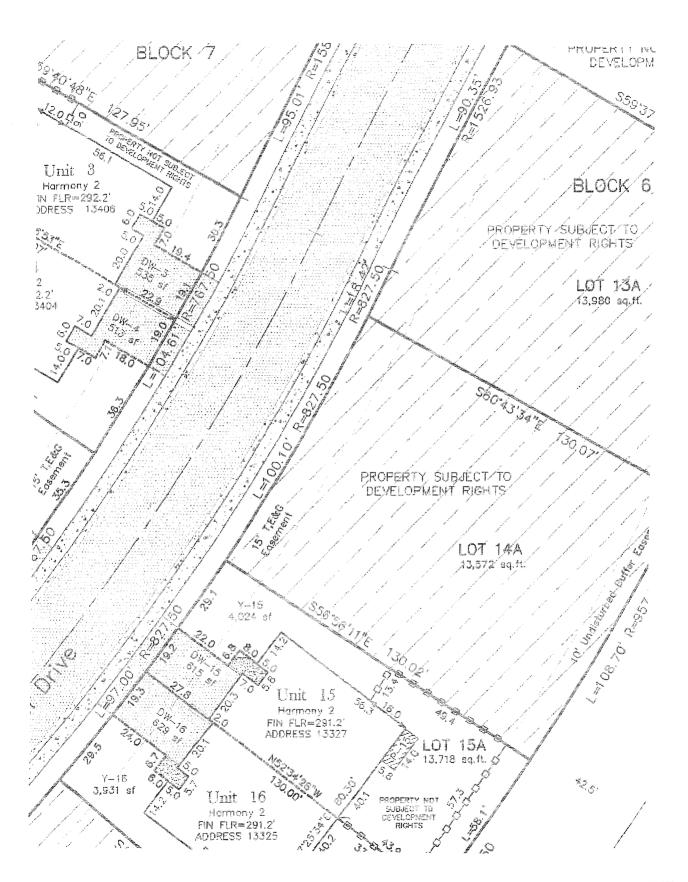




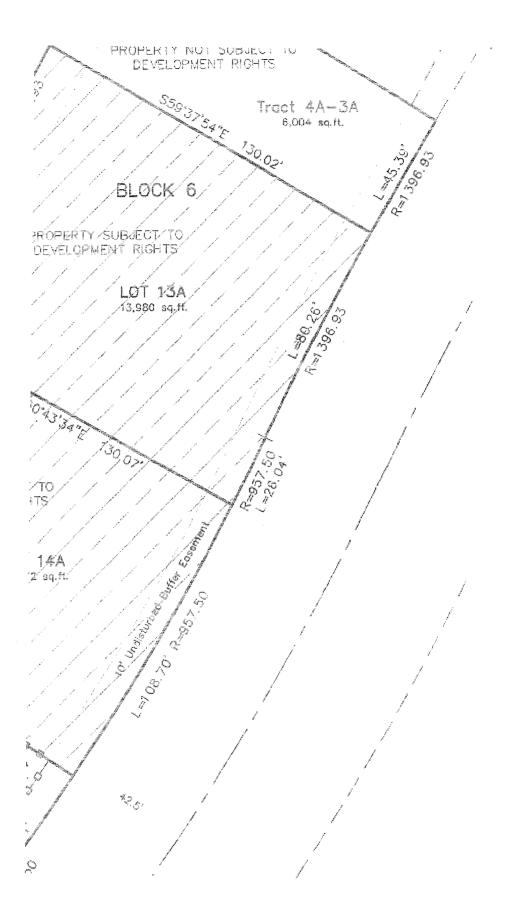




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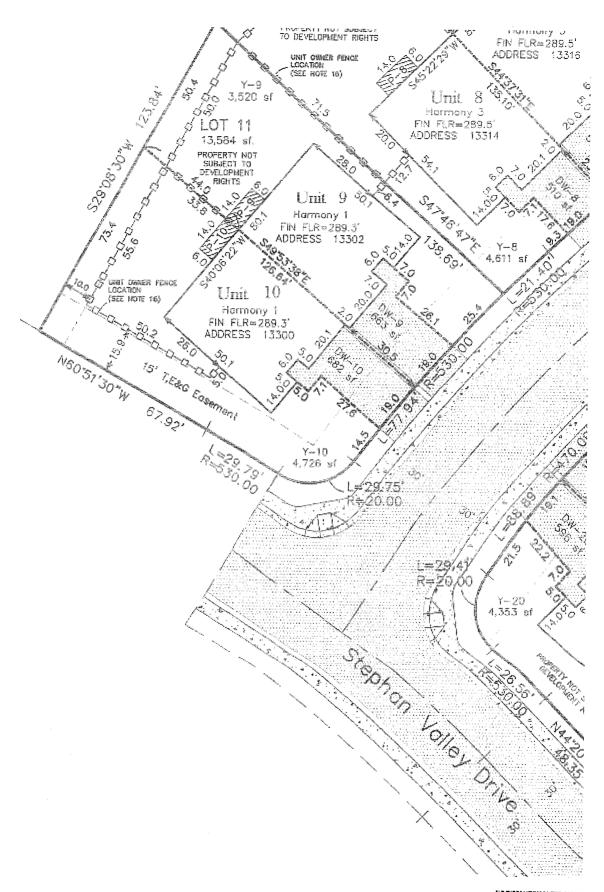






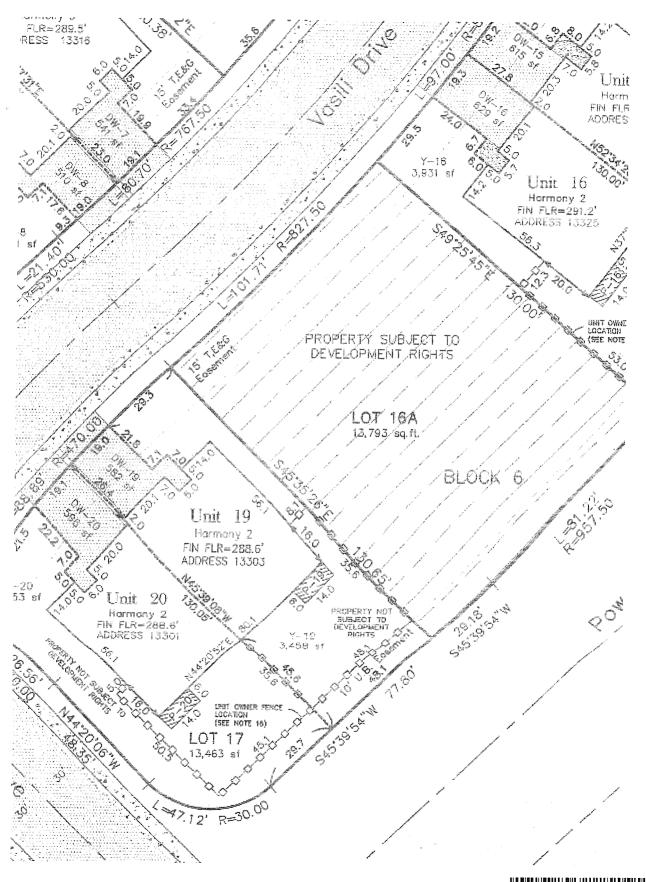


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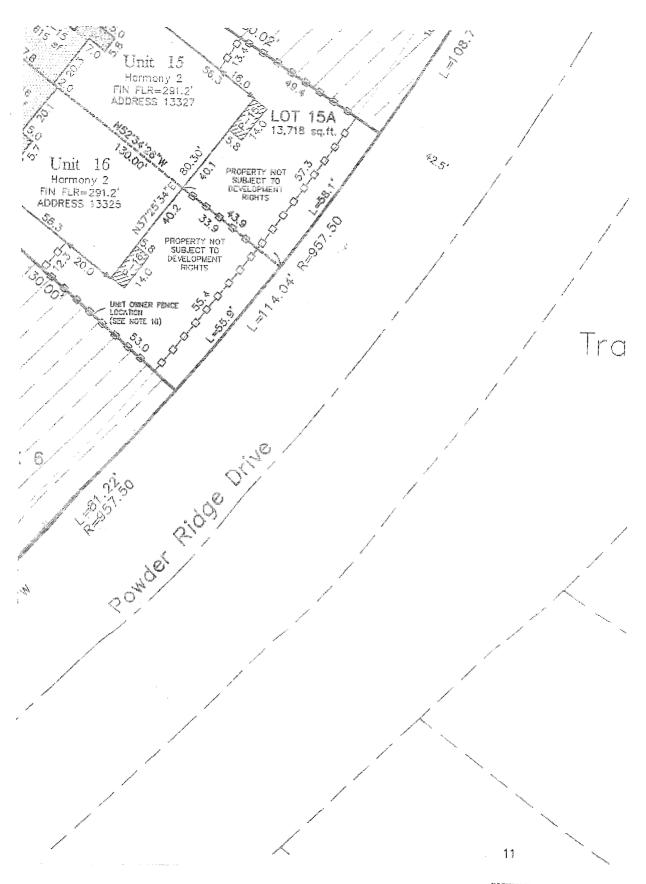


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2011-031233-0



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THE UNDERSIGNED AS DECLARAN CONDOMINIUMS, RECORDED ON T 2006-080792-0 AND AS SET RECORDING DISTRICT, THIRD JUDIC AMENDMENT NO. 1 RECORDED OF 2007-082516-0 IN THE ANCHORA OF ALASKA, AND AS AMENDED E AUGUST, 2008 AT SERIAL NO. 20 THIRD JUDICIAL DISTRICT, STATE 34.08.100 OF THE ALASKA COMMPLAT AND PLANS TO REFLECT TH SHOWN HEREIN.

OWNER PETERSEN GROUP, INC. ANCHORAGE, AK. 99515

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFO FOR: ROBERT C. PETERSEN

MY COMMISSION EXPIRES

Tract 10

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON CERTIFICATION BE MADE WHICH STATES AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY SURVEYED TO DEPICT AN REQUIRED BY ALASKA STATUTE 34.08 FILED HEREWITH. THE VERTICAL AND HON THE PLANS ARE REPRODUCED DIRE ACCORDINGLY ARE NOT INCLUDED IN TH

ANTHONY P. HOFFMAN, PLS

LANTEGH INC!

440 WEST BENSON #200 ANCHORAGE, ALASKA 99503

OWNER'S CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIF BLOCK 7, AND LOT 17, BLOCK 6, POWE PLAT THEREOF, FILED UNDER PLAT RECORDING DISTRICT, THIRD JUDICIAL DESCRIPTION 35, TOWNS ALASKA, ANCHORAGE RECORDING DISTRIC

THE UNDERSIGNED AS DECLARANT UNE CONDOMINIUMS, RECORDED ON THE 3C 2006-080792-0 AND AS SET FORTH RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, THIRD JUDICIAL DISTRICT, THIRD JUDICIAL DISTRICT, THE ANCHORAGE RECORDED ON THE 2007-082516-0 IN THE ANCHORAGE RECORDED BY AME AUGUST, 2008 AT SERIAL NO. 2008-04 THIRD JUDICIAL DISTRICT, STATE OF 1, 34.08.100 OF THE ALASKA COMMON IN PLAT AND PLANS TO REFLECT THE CRESHOWN HEREIN.

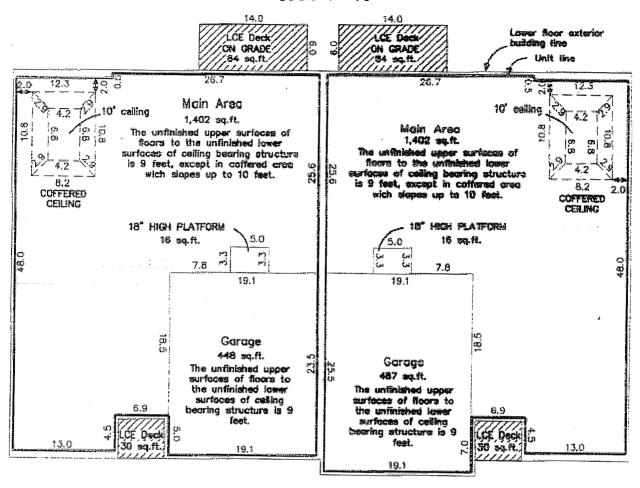
OWNER

PETERSEN GROUP, INC. ANCHORAGE, AK. 99515

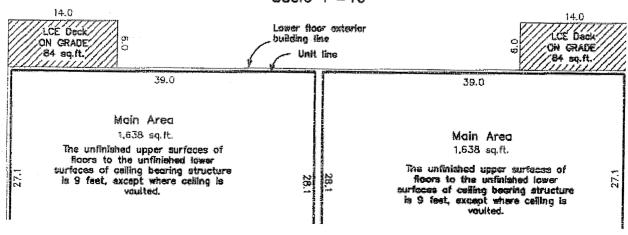
NOTARY ACKNOWLEDGMENT



Harmony 1 Floor Plan Scale 1"=10'



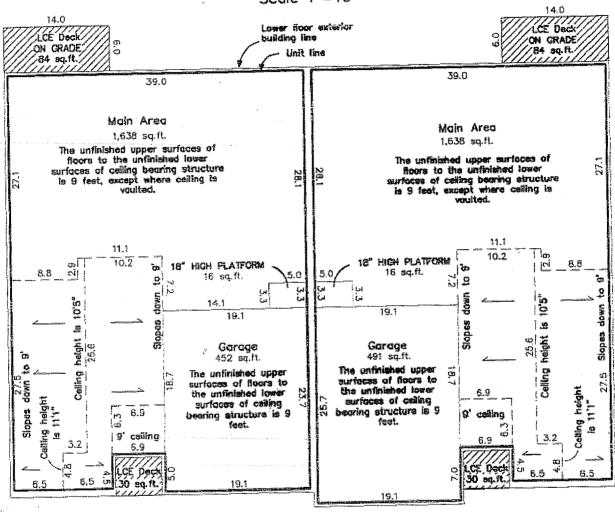
Harmony 2 Floor Plan Scale 1"=10'

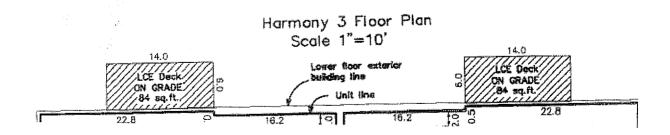


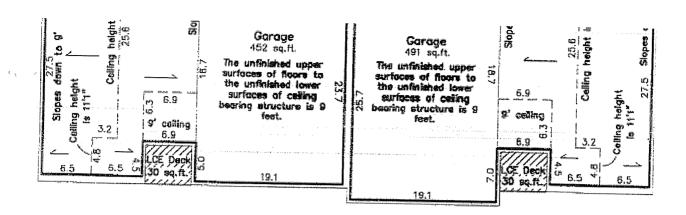


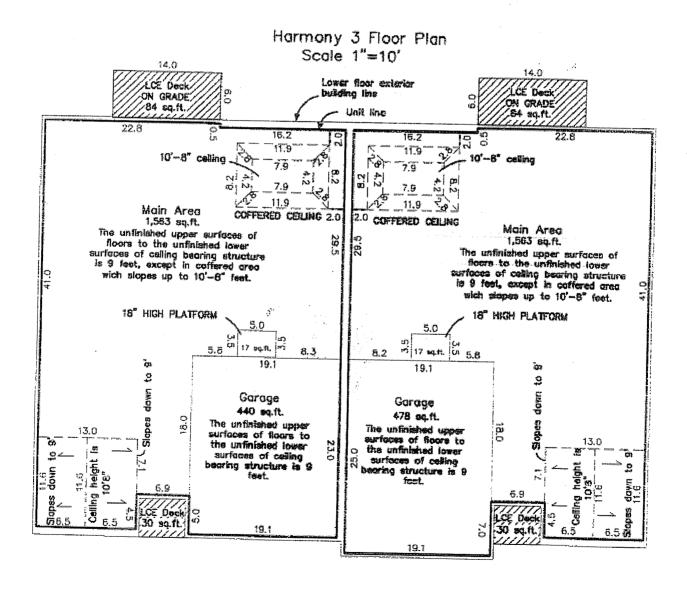
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Harmony 2 Floor Plan Scale 1"=10'











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Harmony Condominiums PHASE 3 A COMMON INTEREST COMMUNITY

LEGEND:



Additional Property Subject to Development Rights, not owned by the Declarant

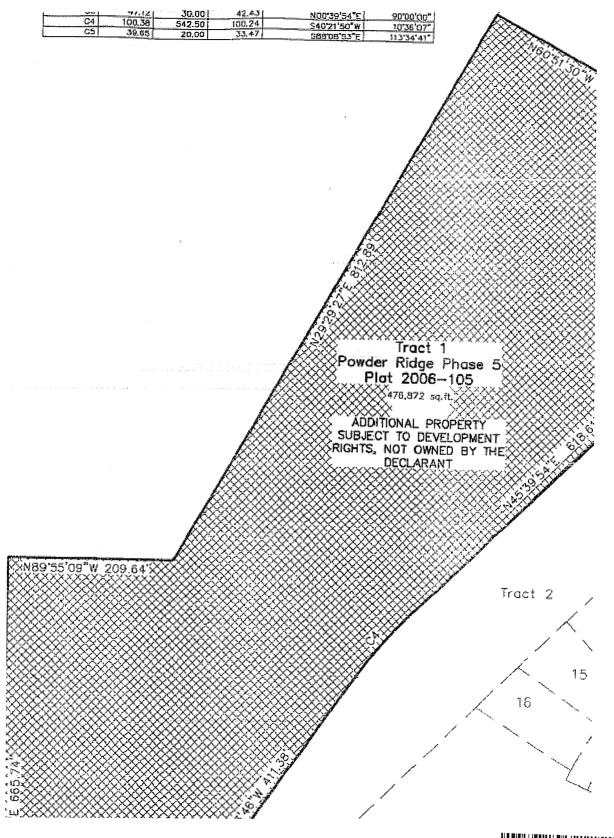


Subject to Development Rights

CURVE TABLE									
CURVE	LENGTH	RADIUS	CHORD	CHORD	BEARING	DELTA			
C1	29.79	530.00	29.78		N5914'54"W	37373			
C2	109,11	470.G0	108.67		N50'59'09"W	13'18'04"			
C3	47.12	30.00	42.43		NO0'39'54"E	90'00'00"			
C4	100,38	542.50	100.24		540'21'50"W	10"36"07"			
C5	39.85	20.00	33.47		588'08'53"E	113'34'41"			

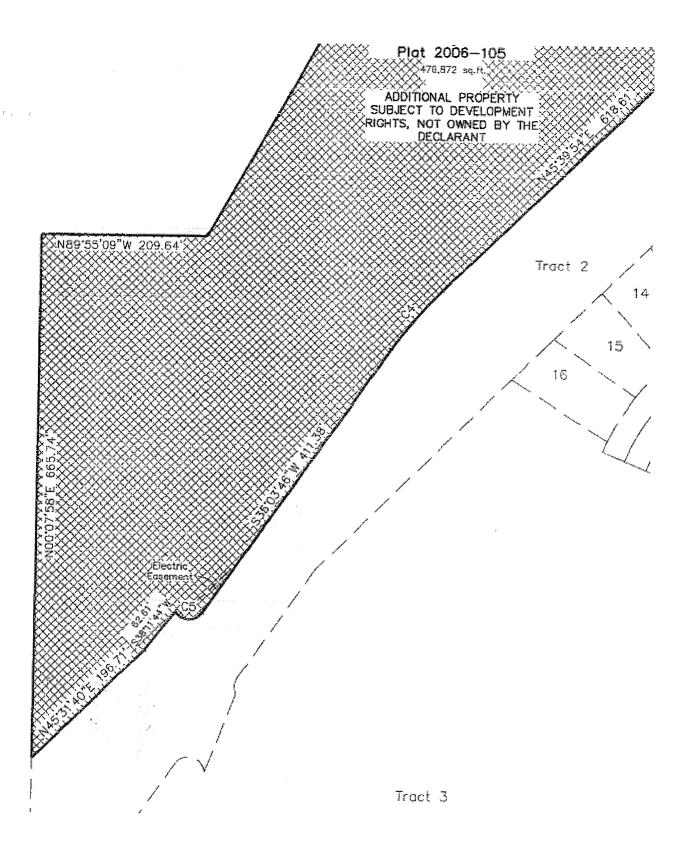


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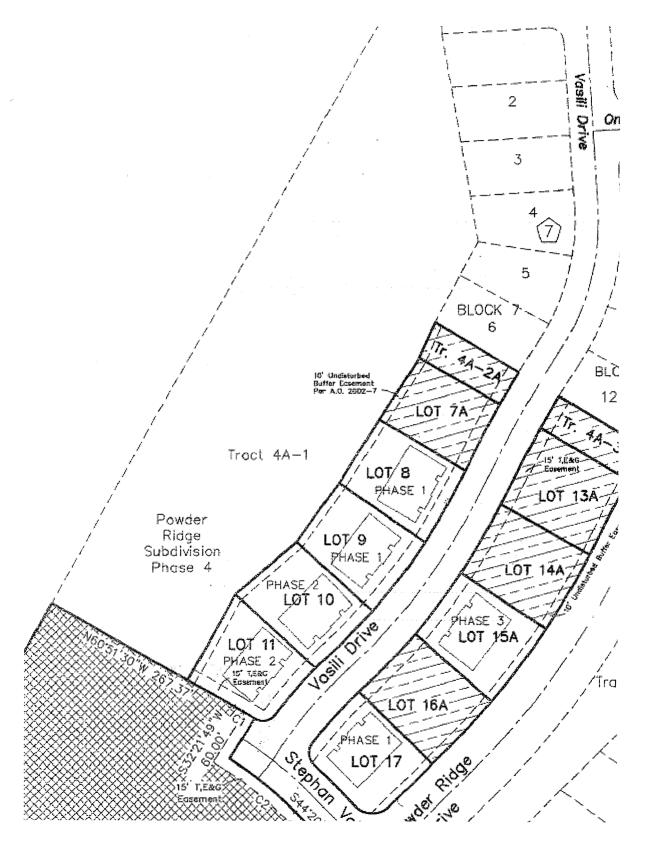


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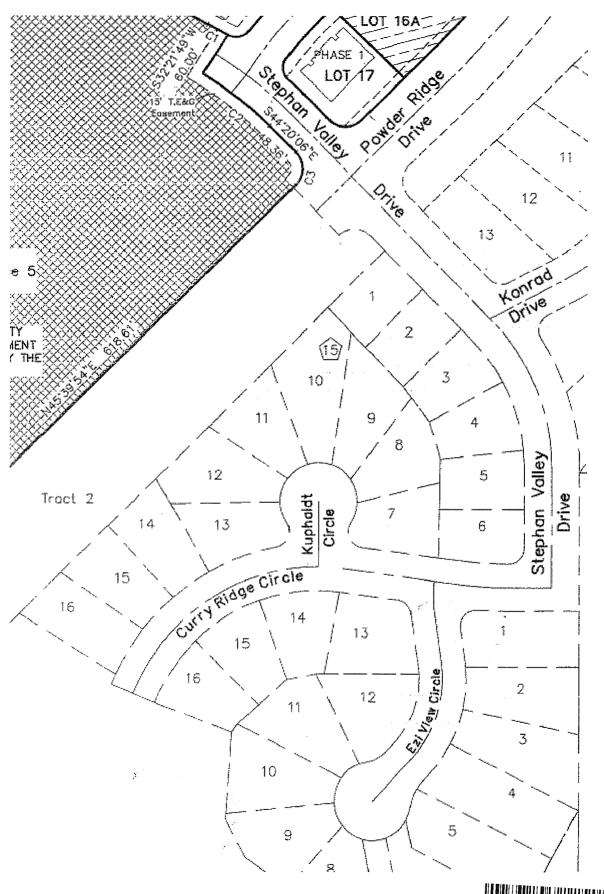


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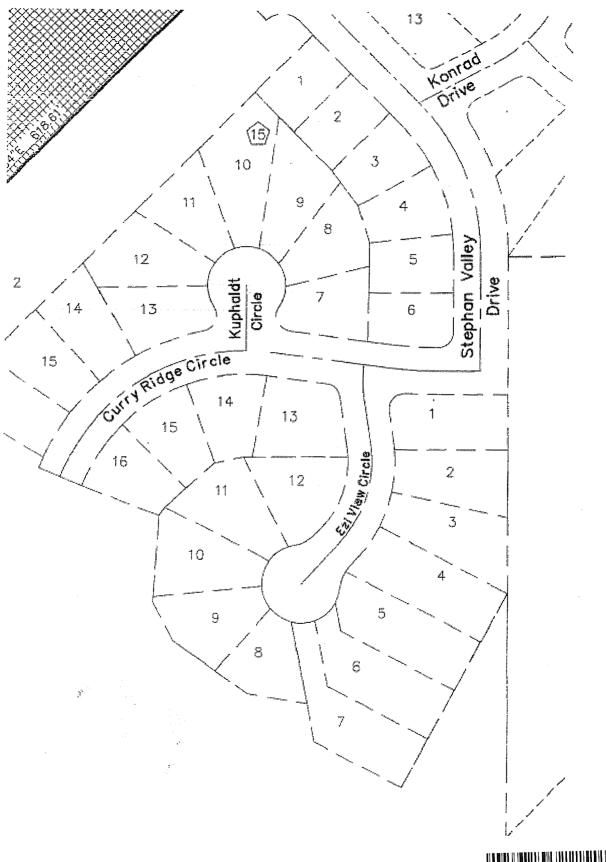




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