

COLLEGE SQUARE CONDOMINIUM,  
DISCLOSURE RESOLUTION #93-2  
Adopted by the Board of Directors  
August 30, 1993

WHEREAS, AS 34.08.590 outlines the requirements for Resale of Units and places a requirement upon the association to furnish a certificate containing the information necessary to enable the unit owner to comply with this section; and

WHEREAS, The Board of Directors have previously adopted a resolution in which the performance of the preparation of a Resale Certificate has been delegated to the professional manager or agent; and

WHEREAS, AS 34.70 places a requirement upon the seller of residential real estate to furnish a written disclosure statement; and

WHEREAS, the Association has an obligation to assist the members to comply with all applicable local, state and federal laws as relates to the ownership of their units and/or common areas of the development; and

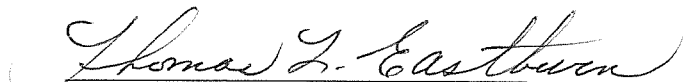
WHEREAS, The Resale Certificate contains many of the facts which are required within the disclosure form; and

WHEREAS, The tender of information to assist the unit owner with disclosures is not to be duplicitous of the information required or included in the resale certificate

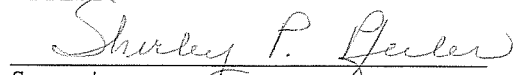
NOW, THEREFORE, the following policies are adopted by the Association:

1. In addition to those items required by AS 34.08.590, the resale certificate is to include the following documents:
  - Meeting minutes of the Owners within the previous year.
  - Meeting minutes of the Board of Directors within the previous year.
  - Association newsletters submitted to the owners in the previous year.
  - Reports prepared by professionals (example engineers.or architects) which may have an effect on the unit and which were prepared through the direction of the Association Board of Directors.
2. The Association has not been made subject to any obligation to provide additional information and does not wish to provide opinions and therefor no evaluation on what is a "nuisance" and what is the scope of the "neighborhood" will be provided by the Association or the management firm.
3. Upon written request and payment of the fees as set forth in the disclosure resolution Number 93-1, for information to complete the disclosure form, the following documents will be furnished to a unit owner or the unit owner's agent.
  - The log of phone activities
  - The management reports
  - Reports prepared by professionals at the direction of a unit owner, his agent, or others.

DATED this 30<sup>th</sup> day of August, 1993, at Anchorage, Alaska.

  
President

ATTEST:

  
Secretary

COLLEGE SQUARE CONDOMINIUM,  
DISCLOSURE RESOLUTION #93-1  
Adopted by the Board of Directors  
August 30, 1993

WHEREAS, the Board of Directors for College Square Condominium, (hereinafter "Association"), has learned that the Alaska Legislature has passed AS 34.70 (hereinafter referred to as the "Act") which requires the sellers of single-family residences such as Stonegate Villa Condominium, to make a full and complete disclosure of the condition of the unit they are selling; and

WHEREAS, the form adopted by the Real Estate Commission as part of AS 34.70 states in the preamble that the owner of a property controlled by a homeowners' association should contact the association for the information needed to comply with the Act and states as follows:

For properties subject to a Homeowners' Association (HOA), some site and structural information may be available only through the HOA. If this applies to your property, state this in your explanation, AND let the HOA know what must be provided with the resale certificate.

AND, WHEREAS, the Association is obligated under AS 34.08.590 to provide a resale certificate upon a written request and tender of payment for same; and

WHEREAS, the resale certificate has not been modified by the adoption of AS 34.70; and

WHEREAS, the Association has no additional responsibility for providing the information set forth in the form adopted by the Real Estate Commission; and

WHEREAS, the Association has an obligation to assist the members to comply with all applicable local, state and federal laws as relates to the ownership of their units and/or common areas of the development; and

WHEREAS, the Association wishes to assist the owners in complying with AS 34.70;

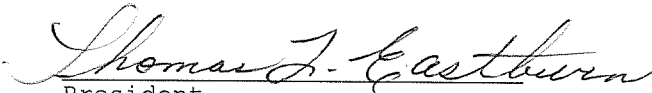
NOW, THEREFORE, the following policies are adopted by the Association:

1. The Association will provide such information as it may have available to the unit owner so long as (a) the information is not privileged, such as attorney-client communications; (b) the owner of the unit makes a written request to the Association manager of the specific information desired by the unit owner; (c) the unit owner pays in advance the sum of \$35.00 which will cover one hour of the manager's time in assisting in researching and providing the information; (d) the unit owner pays for all photocopy charges in making the information available to the unit owner for compliance with AS 34.70 (such costs not to exceed \$.25 per page) and (e) in the event the research time is in excess of that set forth in (c) above, the unit owner will pay for that research time at the above hourly rate and hereby grants the Association the right to lien the unit for any sums not so paid.

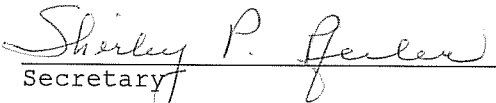
2. Upon the tender of the written request and payment of the fees as set forth in Paragraph 1 of this Resolution, the Association and/or its manager shall make the requested information available within ten (10) days of the date of such request. This information shall be in addition to the information required by the resale certificate and shall not be duplicitous of that information.

3. In the event sufficient time has lapsed for the unit owner to request an update of the AS 34.70 documentation, any additional updating of information will be covered by this Resolution as well and the same procedures as set forth in Paragraphs 1 and 2 above shall be followed.

DATED this 30<sup>th</sup> day of August, 1993, at Anchorage, Alaska.

  
President

ATTEST:

  
Secretary

COLLEGE SQUARE CONDOMINIUM  
Policy Resolution  
PARKING POLICY

WHEREAS It has become evident that the number of parking spaces available to unit owners and their guests are insufficient; AND

It should be noted that the principal premise underlying the Board's initial adoption of a parking policy is that the common parking spaces are limited and are not to be used for long term storage of vehicles.

WHEREAS it is the intent of the Directors to establish a parking plan which will be fair and equitable to all owners; AND

WHEREAS Article IV, Section 2 of the amended Bylaws of College Square Condominium empowers the Board of Directors to formulate policies for the administration, management and operation of the project and the common areas and facilities thereof; and to adopt administrative rules and regulations governing the use of the common areas and facilities, and to amend such rules and regulations from time to time; AND to levy a reasonable fine for a violation of the documents of the Association

NOW THEREFORE, BE IT RESOLVED

1. In order to maintain the esthetic integrity of the project, any vehicle discovered with any portion of said vehicle being parked upon the grass; or any vehicle parked in the posted "no parking" areas will be immediately towed at the vehicle owners expense.
2. Vehicles parked in common spaces, whose license plate registration has been expired in excess of thirty (30) days are subject to towing after being posted with 24 hours notice of towing.
3. Unless prior approval has been obtained from the Board of Directors, any vehicle parked other than upon their limited assigned garage parking space, is subject to being towed 24 hours after notice is placed on the vehicle if the vehicle has not been moved during the Twenty four (24) hours immediately preceding the posting of the notice.
4. No unit shall be entitled to the use of more than one exterior parking space without the express written consent of the Board of Directors. Any unit resident found in violation of this provision will have one of their vehicles posted with 24 hours notice and will then be subject to towing at vehicle owners expense. Upon removal after posting and subsequent return of both vehicles within a 24 hour period, the second vehicle will be subject to immediate removal.
5. Article II, Section 3 of the Declaration defines Parking and Vehicular Restrictions. It must be noted that no boats, snowmachines, motorhomes or other recreational vehicle shall be stored anywhere on the property for any longer than twenty-four (24) hours. This section of the Declaration provides that the assigned parking spaces shall not be converted for living, recreational or business purposes. This would preclude the storing of boats, snowmachines, motorhomes and other recreational vehicles within the garage area assigned parking spaces.
6. Any boat, motorhome or other recreational vehicle which has been parked on the project for a twenty-four (24) hour period must be removed

from the project for at least a forty-eight (48) hour period prior to being returned for a second twenty-four (24) hour period.

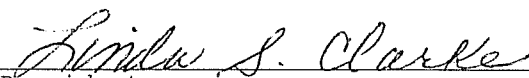
7. All owners and tenants should be reminded that there is not sufficient exterior parking spaces for all units to utilize an exterior space. Guests to the project must be advised that there is street parking on Folker Street. Vehicles belonging to parties not owning or residing on the project may be towed at vehicle owners expense.

Submitted to Owners for comment September 30, 1992.

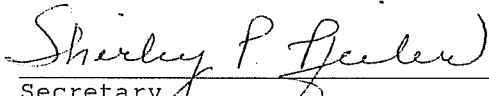
Submitted to Owners for comment October 14, 1992.

Hearing held at Annual Owners Meeting October 29, 1992.

No owner having come forth in opposition, the Board of Directors have considered it tacit approval and have adopted this resolution this 29th day of October, 1992.

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

HOGUE AND LEKISCH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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ANDREW E. HOGUE  
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CALVIN R. JONES

--NEW ADDRESS EFFECTIVE IMMEDIATELY--

441 WEST FIFTH AVENUE, SUITE 500 - ANCHORAGE, ALASKA 99501-2309

July 30, 1992

College Square Board of Directors  
Skores Management  
9200 Kirkwall Circle  
Anchorage, AK 99515-1133

Re: Our File No. 3918-1

Dear Members of the Board:

I have been asked to address the matter of parking violations by homeowners and their guests who own motorhomes and other recreational vehicles.

The College Square Declarations address Parking and Vehicular Restrictions at Article II, Section 3:

No vehicle which shall not be in an operating condition shall be parked or left on the property subject to this Declaration, other than on an assigned parking space. The parking spaces shall be used for parking vehicles only and shall not be converted for living, recreational or business purposes. No boats, snowmachines, motorhomes or other recreational vehicles shall be stored anywhere on the property for any longer than twenty-four (24) hours.

It has been brought to the attention of the property management that certain homeowners (or possibly their houseguests) have been parking their recreational vehicles on the property for longer than 24 hours or, before the 24 hour period has expired, the recreational vehicle is moved to another location on the property for yet another 24 hour period. It has also been brought to the attention of the property management that individuals are using the recreational vehicles for living purposes while they are parked on the property. These activities are in direct contradiction to Article II, Section 3 of the Declarations.

July 30, 1992  
Page 2

I suggest two alternatives which the Board may wish to consider in dealing with this seasonal problem.

1. Any homeowner in violation of Article II, Section 3 be sent a copy of this particular provision of the Declaration and asked to cure the situation immediately. A copy of Article II, Section 3 could also be posted on the offending vehicle. The Board may consider adopting a resolution or policy approving a fine schedule or sanctions against homeowners that violate this provision. If a fine schedule or sanctions are adopted, the homeowners must be given notice of the new policy prior to enforcement by the Homeowners Association

2. The Board may choose to amend its Declarations to provide that boats, snowmachines, motorhomes or other recreational vehicles shall not be stored anywhere on the property for longer than 48 hours. An extended time period would allow homeowners who are loading or unloading their vehicle adequate time to remove their recreational vehicle from the property. It would further allow visitors the opportunity to locate appropriate recreational vehicle parking for their vehicle. In order to amend the Declaration, an affirmative vote of 2/3 of the voting members would be required in conformance with the bylaws of the Association.

The Board should keep in mind that the Declarations do specifically address the issue of parking restrictions. If the Board chooses not to enforce this particular provision of the Declaration, it is likely that the homeowners will ignore the parking restrictions as they appear to be doing now. By adopting a policy or resolution for enforcement and actual enforcement of the parking restrictions, it is likely that the Association will have greater cooperation and compliance from the College Square Homeowners.

If the Board has any questions regarding the above alternatives or any other matter, please do not hesitate to contact me.

Respectfully,

HOGE AND LEKISCH



Lisa A. Murkowski

LAM:md

3918-1/ltr30.072/md

COLLEGE SQUARE CONDOMINIUM  
RESOLUTION TO REVOKE  
Parking Policy  
Dated September 17, 1992.

AND  
RESOLUTION TO ADOPT  
Parking Policy  
Dated April 7, 1986

WHEREAS, by Resolution dated April 7, 1986, the Board of Directors adopted a parking policy; and

WHEREAS, by Resolution dated September 17, 1992, and approved by the owners at the annual meeting held on October 29, 1992, the Board of Directors adopted a Resolution that broadened the scope of the parking policy; and

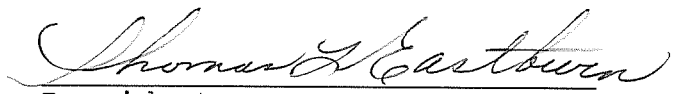
WHEREAS, The Owners at a special meeting duly called and at which a quorum was present, have requested the parking policy dated September 17, 1992 be rescinded and the parking policy dated April 7, 1986 be confirmed;

NOW THEREFORE, be it resolved that the parking resolution dated September 17, 1992 is hereby revoked and treated as void; AND

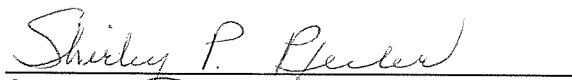
BE IT FURTHER RESOLVED that no motor vehicle or other vehicle may be abandoned or allowed to remain on any part of the project for more than seven days, other than on an assigned parking space. Any vehicle not moved within a seven day period shall be considered to have been abandoned, and

BE IT FURTHER RESOLVED THAT no unit shall be entitled to the use of more than one exterior parking space without the express written consent of the Board of Directors.

Dated this 30th day of August, 1993.

  
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President

ATTEST:

  
\_\_\_\_\_  
Secretary




WHEREAS it has become evident that the number of parking spaces available to unit owners and their guests are insufficient, and WHEREAS it is the desire of the directors to establish a parking plan which will be fair and equitable to all owners; and WHEREAS Section 2 of Article IV of the Bylaws empowers the Board of Directors to formulate policies for the administration, management and operation of the Project and the common areas and facilities thereof. And to adopt administrative rules and regulations governing the administration, management, operation and use of the Project and the common areas and facilities, and to amend such rules and regulations from time to time.

NOW THEREFORE BE IT RESOLVED THAT No motor vehicle or other vehicle may be abandoned or allowed to remain on any part of the project for more than seven days, other than on an assigned parking space. Any vehicle not moved within a seven day period shall be considered to have been abandoned. and

BE IT FURTHER RESOLVED THAT no unit shall be entitled to the use of more than one exterior parking space without the express written consent of the Board of Directors.

Dated this 7<sup>TH</sup> day of APRIL, 1986.

  
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President

ATTEST

  
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~~Secretary~~ Vice President