

Piper Hill Condominium Association, Inc.
Resolution Authorizing Bylaw Signature

WHEREAS, in the absence of a conflicting bylaw provision, AS 34.08.320(a)(1) authorizes the board of directors for PIPER HILL CONDOMINIUM ASSOCIATION, INC., ("the Association") to "adopt and amend bylaws;"

WHEREAS, (subject to the declaration and bylaws) AS 34.08.330 authorizes the board to act "in all instances" on behalf of the Association,

WHEREAS, the Piper Hill Condominium project was created on August 16, 1984 by declaration recorded in Book 1144, at Page 983;

WHEREAS, the developer also drafted and supplied bylaws which have been part of the Association records since inception, although said bylaws were never signed;

WHEREAS, the Association has followed the unsigned, recorded bylaws as adopted for nearly thirty years without question as to the propriety of said bylaws and it has published same as part of its Resale Certificate;

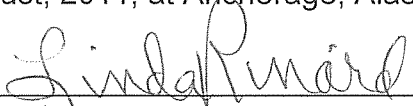
WHEREAS, the U.S. Department of Housing and Urban Development (HUD) recently questioned the propriety of the bylaws, and the Association has been unable to locate a proper signed set of bylaws;

WHEREAS, in the absence of a countervailing bylaw provision (such as Article VII, of the unsigned bylaws, requiring 75% owner approval for any amendment thereto), the board of directors enjoys statutory authority to adopt the original bylaws, executing same as an official act of the Association;

NOW, THEREFORE BE IT RESOLVED, the following policy be and hereby is adopted by the Board of Directors:

1. The original bylaws provided by the developer and distributed in the resale certificate, to the extent same may be questioned as authentic, are hereby adopted by the Association and shall be signed by the Secretary and President with retroactive application to August 16, 1984;
2. Any amendment of the bylaws shall require 75% owner approval and compliance with the declaration under the procedure outlined in Article VII of the bylaws.
3. This resolution shall be distributed to all homeowners and HUD and shall become effective immediately. The President or Secretary are further authorized to execute and/or record any further documentation requested or required by HUD to facilitate lending approvals for the Association.

DATED this 24th day of August, 2011, at Anchorage, Alaska.



Secretary