

**Green Tree Condominium Association
Administration Resolution 2006-01**

Maintenance and Repair

WHEREAS the condominium has a declaration, bylaws and rules and regulations, and,

WHEREAS Article XIX, Section 1 (B) "Maintenance and Repair" of the declaration says "All repairs of internal installations within each unit and its appurtenant Limited Common Area such as water, light, power, sewage, telephones, paving, doors, windows, lamps and all other fixtures and accessories to such Unit, including interior walls and partitions and the inner decorated or finished surfaces of the perimeter walls, floors and ceilings of such Unit, shall be made at the Owner's expense.",

WHEREAS the above referenced "Maintenance and Repair" needs to be clarified much better for all owners to understand their responsibility,

WHEREAS, it is the duty of the Board of Directors to properly interpret and enforce the Declaration provisions for the benefit of the Association,

NOW, THEREFORE, BE IT RESOLVED THAT the following is a clarification of "Maintenance and Repair",

- 1. That doors, door frames, windows, window frames, water shut off valves inside the unit, interior sheetrock cracks from building shifting/earthquakes, unnatural disasters or any act of God or an unknown source which created or caused such events will be at an owners expense.**

Dated this 16th day of June, 2006 at Anchorage, Alaska.

President: _____

Secretary: _____

(4) All other parts of the project necessary or convenient to its existence, maintenance and safety, or normally in common use.

(5) The lobby, corridors and stairwells. The storage, laundry and recreational rooms.

The Board may require that Owners maintain certain portions of the Common Areas, such as screen doors, window screens, awnings, storm windows, planter boxes, antennae, and the like, according to standards and requirements set by the Board.

ARTICLE VI

DESCRIPTION OF LIMITED COMMON AREAS AND FACILITIES

The Limited Common Areas and Facilities reserved for the use of each unit, to the exclusion of the other units are the following: a parking space. The limited common areas are designated for each unit are shown on the above referenced survey maps and described on Exhibit "C" attached hereto and made a part hereof.

ARTICLE VII

UNDIVIDED INTEREST IN COMMON AREAS AND FACILITIES

The percentage of undivided interest in the Common Area and facilities appertaining to each Condominium Unit and its Owner for all purposes, including voting, is in accordance with Exhibit "D", attached hereto and made a part hereof.

ARTICLE VIII

VALUE OF LAND AND IMPROVEMENTS

Section 1. The value of the Project is \$ 56,500.00 .

Section 2. The value of each Condominium Unit and the percentage of undivided interest in the Common Area and facilities appertaining to such Unit for all purposes, including voting, is as set forth on Exhibit "D", attached hereto. Such values are established as required by A.S. 34.07 and do not necessarily reflect the amount for which a Condominium Unit will be sold by Declarant or others.

ARTICLE IX

STATEMENT OF PURPOSES FOR THE CONDOMINIUM BUILDING AND CONDOMINIUM UNITS - USE RESTRICTIONS

Section 1. Residential. The Condominium Units are hereby established to single family residential uses and uses related to the convenience and enjoyment of such residential use.

Section 2. Compliance with Law. No immoral, improper offensive or unlawful use shall be permitted or made of the Project or any part thereof. All valid laws, ordinances and

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regulations of all governmental bodies having jurisdiction over the Project shall be observed.

Section 3. Rules. Rules may be adopted by the Board of Directors concerning and governing the use of the Common Area and Limited Common Area, provided such rules shall be furnished to Owners prior to the time they become effective and that such rules shall be uniform and nondiscriminatory.

Section 4. No Unauthorized Additions, Alterations or Decorations. No additions, alterations or decorations to the Common Area, including the Limited Common Area, shall be commenced, erected or maintained without the prior written approval of the Board.

Section 5. Animals. The Board may by rule prohibit or limit the raising, breeding or keeping of animals in any unit or on the Common Area or any part thereof.

Section 6. Temporary Structure. No temporary structure, boat, truck, trailer, camper or recreation vehicle of any kind shall be used as a living area while located on the Project.

Section 7. No First Right of Refusal. The right of an Owner to sell, transfer, or otherwise convey the Owner's Condominium Unit will not be subject to any right of first refusal or any similar restriction in favor of the Association. Nothing contained herein, however, shall be construed to preclude restrictions or limitations on a unit's transfer which are applicable to a purchaser under a real estate contract, or any other person or entity entitled to possession of a unit but not an owner as defined herein.

Section 8. Renting, Leasing. With the exception of a lender in possession of a Condominium Unit following a default on a first mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure, no Owner shall be permitted to rent or lease a Condominium Unit for transient or hotel purposes. No Owner may lease or rent less than the entire Condominium Unit. Any lease or rental agreement shall provide that the terms thereof shall be subject in all respects to the provisions of the Declaration and the Bylaws, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease or rental agreement. All leases and rental agreements shall be required to be in writing. Other than the foregoing, there is no restriction on the right of any Owner to lease or rent a Condominium Unit.

Section 9. Parking and Vehicular Restrictions. No vehicle which shall not be in an operating condition shall be parked or left on the property subject to this Declaration. There shall be no exposed storage of any nature on any portion of the Project. No Owner, nor occupant, shall store or permit the storage of any trailer, snowmobile, or other recreational vehicle on any part of the Project even if such storage is meant to be temporary.