

GREENTREE VILLAGE CONDOMINIUM

Policy Resolution

92-1

WHEREAS we all live in close proximity to each other; and we all want to enjoy the quality of life we sought when we first bought our condominium; and

WHEREAS through the powers of Article III, Section 1 of the Bylaws, the Directors previously adopted house rules which are fair and equitable to all owners and residents; and

WHEREAS there is a need to expand upon the enforcement provisions of the adopted rules and regulations; and

WHEREAS AS 34.08.320, Powers of Unit Owners Association, empowers, after notice and opportunity to be heard, the levy of a reasonable fine for a violation of the Declaration, Bylaws, rules and regulations of the Association.

NOW THEREFORE, BE IT RESOLVED THAT any actions by the Board and designated committees shall be in accordance with the procedural requirements as set forth in RESOLUTION #1, which is attached herewith and incorporated herein; and

BE IT FURTHER RESOLVED THAT in the event the respondent fails to answer the complaint, or answers the complaint with an admission to the complaint, in whole or in part, A FINE OF NOT LESS THAN THE AMOUNT OF DAMAGE INCURRED; or the following guidelines are to be determined as appropriate:

PARKING - Towing where appropriate - Where towing is not an option, the fines shall be \$50.00 each offense.

GROUNDS CARE - Towing or removal as appropriate - Where towing or removal is not an option, the fines shall be \$50.00 each offense.

ANIMAL CONTROL \$50.00 EACH OFFENSE

QUIET TIME - \$50.00 EACH OFFENSE

NONSMOKING AREAS \$50.00 EACH OFFENSE

DECK STORAGE \$50.00 plus \$1.00 per day until corrected

GREENTREE VILLAGE CONDOMINIUM
Policy Resolution 93-3
VEHICLE PARKING POLICY

WHEREAS the number of parking spaces available to residents and their guests is limited; and

WHEREAS Article III, Section 1 of the Bylaws empowers the Owners Association's Board of Directors to formulate policies for the administration, management and operation of Greentree Village Condominium; and

WHEREAS it is the desire of the Board to create a parking plan which will be fair and equitable to all residents;

NOW THEREFORE be it resolved that

Section 1

No motor vehicle or other vehicle may be abandoned or allowed to remain on any part of the project for more than four (14) days, other than in an assigned parking space. Any vehicle not removed from unassigned portions of the parking area within a fourteen (14) day period shall be considered to have been abandoned, and may be removed at the vehicle owners' expense.

An exception shall be made for a period of time not to exceed 120 days for any resident who is away on vacation or business, if the resident provides the managing agent with the following information before departure:

1. License #, vehicle make, model, year and color
2. Month and year vehicle registration expires
3. Date of resident's return

Only one exception per unit per year shall be made. In case of an absence occurring partly in one year and partly in another, the year in which the longer portion of the absence occurs shall be deemed to be the year in which the exception was made.

Section 2

Any motor vehicle whose registration has been expired more than thirty (30) days may be removed at the vehicle owner's expense three business days after being posted with notice of expired registration. This provision shall apply to all unassigned parking spaces.

Section 3

Any motor vehicle parked in posted "no parking" areas, or in the fire lane between "A" and "B" buildings, or with any portion of said vehicle parked on the lawn, may be removed immediately at the vehicle owner's expense. In the event of an overlap between this section and section 2 above, this section shall apply.

Section 4

No Recreational Vehicles shall be parked within the Project at any time except during the period from May 1 through September 30. While on the premises, all RV's must adhere to the same parking policy outlined above as the automobiles. RV's for the purposes of this section shall include campers, motor homes, snow machines, ATV's, boats and trailers. Sidewalks are not to be used as parking spaces for motorcycles, R.V.s, or motorized vehicles.

Section 5

No heavy equipment such as bulldozers and road graders may be parked within the Project except during the time it is actually working. No commercial vehicle larger than 3/4 ton in gross capacity shall be permitted to remain on the Project except as required for routine or emergency maintenance or for new construction, alteration or remodeling to an existing structure or for the purpose of moving in or out of a unit.

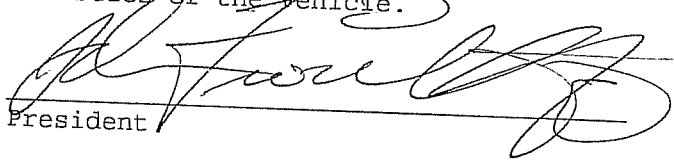
AND

BE IT FURTHER RESOLVED that in accordance with Article III, Section 4, the Board of Directors hereby delegates and empowers the management firm to cause any vehicle to be removed from the project which has been designated by the Board of Directors, as being improperly parked.

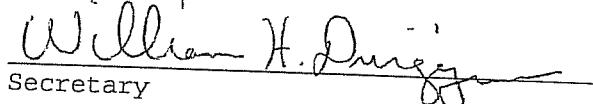
POLICY RESOLUTION 93-3.1

PROCEDURE FOR POSTING OF PARKING VIOLATIONS.

1. Post warning notice on vehicle in plain sight (preferably on windshield) inside transparent weather protective material, such as a baggie. Be sure date and time of posting are on notice.
2. If vehicle is in an assigned space, post a copy of the notice on the door of the unit in question.
3. Call management company within six hours of posting of notice. Tell them date and time of posting, license number and other identifying characteristics of the vehicle.


President

ATTEST:


Secretary

GREENTREE VILLAGE CONDOMINIUM
DISCLOSURE RESOLUTION #93-2
Adopted by the Board of Directors
June 22, 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

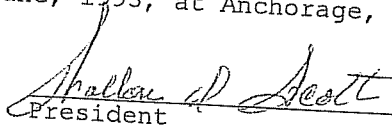
WHEREAS, The Resale Certificate contains many of the facts which are required within the disclosure form; and

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:

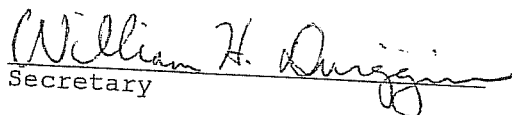
1. In addition to those items required by AS 34.08.590, the resale certificate is to include the following documents:
 - Meeting minutes of the Owners within the previous year.
 - Meeting minutes of the Board of Directors within the previous year.
 - Association newsletters submitted to the owners in the previous year.
 - Any reports prepared by professional engineers.
 - Other professional reports which may have an impact on the unit.
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 log of phone activities and or the management reports will be furnished to a unit owner or the unit owner's agent.

DATED this 22nd day of June, 1993, at Anchorage, Alaska.



President

ATTEST:



Secretary

GREENTREE VILLAGE CONDOMINIUM
DISCLOSURE RESOLUTION #93-1
Adopted by the Board of Directors
June 22, 1993

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.

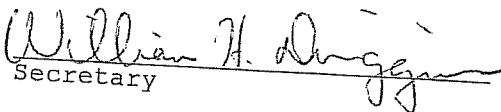
2. Upon the tender of the written request and payment of the fees as set forth in Paragraph 1 of this Resolution, the Association and/or its manager shall make the requested information available within ten (10) days of the date of such request. This information shall be in addition to the information 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 22nd day of June, 1993, at Anchorage, Alaska.


President

ATTEST:


Secretary