

ccc

A  
L  
A  
S  
K  
A

2018 – 013476 – 0

Recording District 301 Anchorage  
04/16/2018 01:50 PM Page 1 of 3



AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
TURNAGAIN VILLAGE HOMEOWNERS ASSOCIATION  
(ANCHORAGE RECORDING DISTRICT)

WHEREAS, ARTICLE XV, Section 1 of the Declaration of Covenants, Conditions and Restrictions of Turnagain Village dated February 27, 1997, recorded in the Anchorage Recording District, Third Judicial District, State of Alaska in Book 3048, at Page 230 on April 9, 1997 (the “Declarations”) establishes that the Declarations may be amended by an instrument signed by not less than seventy-five percent (75%) of the Unit Owners which is recorded in the Anchorage Recording District, Third Judicial District, State of Alaska;

WHEREAS, 16 Units exist in Turnagain Village as of January 1, 2011.

WHEREAS, at least 12 Unit Owners (75% of the Unit Owners) have consented to this amendment in compliance with the Declarations.

NOW, THEREFORE, BE IT RESOLVED THAT ARTICLE VII, Section 3 of the Declaration is hereby amended to exclude exterior paint and paint preparation of backyard deck flooring as decks have been homeowner modified since original construction, and to exclude maintenance of gutters and downspouts, as gutters and downspouts have been homeowner installed and/or modified. Article VII, Section shall be amended to read:

In addition to maintenance upon Common Elements, the Association shall provide exterior maintenance upon each Unit which is subject to assessment hereunder as follows:

Paint and paint preparation of exterior building surfaces, excluding backyard deck flooring, including common perimeter fences. Unit owners shall be responsible for all painting and maintenance of backyard decks. Maintenance of

~~gutters, downspouts~~, trees, shrubs, grass, walks, and other exterior improvements, including the repair and maintenance of the roofs and snow removal from driveways by a licensed, bonded right-of-way permit holder as required by the Municipality of Anchorage. However, such exterior maintenance shall not include repair of driveways, doors, glass, rear yard fences, gutters and downspouts.

IN WITNESS WHEREOF, the Association has executed this Amendment the day and year first herein above written.

TURNAGAIN VILLAGE HOMEOWNERS' ASSOCIATION

By: Tim Gardner  
Its: President

By: Connie Pennick  
Its: Secretary

Acknowledgment

STATE OF ALASKA                    )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

This is to certify that on this 16th day of April, 2018, before me, a Notary Public in and for the State of Alaska, personally appeared Timothy Gardner, President, Turnagain Village Homeowners Association, known to me and to me known to be the







United States of America } ss  
State of Alaska

THIS IS TO CERTIFY that the foregoing is a full, true and correct copy of the document as it appears in the records and files of my office.

IN THE WITNESS WHEREOF, I have hereunto set my hand and have affixed my official seal at Anchorage, Alaska,

this 16<sup>th</sup> day of April 2018.

By [Signature] Recorder II