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Recording District 301 Anchorage

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Page 1 of 29



ANCHORAGE RECORDING DISTRICT

AMENDMENT NO. 2 TO THE DECLARATION

OF

FOUR NINE TOWNHOMES

*-A Declarant & Association Amendment: Changing the Limited Common Element Yards
(Currently Allocated to Units 3 & 4) Into a Common Element Yard Area; and Voiding and
Replacing Plat 2019-90 -*

AFTER RECORDATION RETURN TO:

FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC.
c/o Property Management Services, Inc.
601 W. 41st Avenue, #201
Anchorage, Alaska 99503

**AMENDMENT NO. 2 TO THE
DECLARATION OF FOUR NINE TOWNHOMES**

Declarant, **BDMG VENTURES, LLC** a Delaware limited liability company, with a mailing address of *8921 Toloff Street, Anchorage, Alaska 99507*, and **FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC.**, a non-profit corporation, with a mailing address of *c/o Property Management Services, Inc., 601 W. 41st Avenue, Suite 201, Anchorage, Alaska 99503*, pursuant to that certain **DECLARATION OF FOUR NINE TOWNHOMES**, recorded on October 3, 2019 as Serial No. 2019-036864-0 and **Plat No. 2019-90** recorded on the same date, and amended by **AMENDMENT NO. 1 TO THE DECLARATION** recorded on November 7, 2019 as Serial No. 2019-042297-0, records of the Anchorage Recording District, Third Judicial District, State of Alaska, in accordance with Sections 34.08.160 and 34.08.250 of the Alaska Common Interest Ownership Act (“Act”) and pursuant to **ARTICLES XI** and **XIV** of the Declaration, do hereby amend the Declaration as set forth herein.

RECITALS

- A. Four Nine Townhomes contains four (4) Units, Units 1-4, which are located on Lot 6, Block 3, Turnagain Subdivision, Plat No. P-232, records of the Anchorage Recording District, Third Judicial District State of Alaska.
- B. Schedule A-3 of the Declaration is the condominium plat and plans for Four Nine Townhomes, “Plat 2019-90”.
- C. Units 3 and 4 have Limited Common Element yards, labeled on Plat 2019-90 as “Limited Common Element Yard” areas and allocated to Units 3 and 4 respectively pursuant to Schedule A-2 of the Declaration. The Declaration contains multiple provisions governing the Limited Common Element Yards.
- D. The Association and the Declarant desire to change the Limited Common Element Yards assigned to Units 3 and 4 into a Common Element Yard area for the use and enjoyment of all the Unit Owners.
- E. **ARTICLE XI** of the Declaration sets forth that an amendment which affects the Limited Common Elements depicted on a Plat or Plans requires the approval of all holders of Security Interest in the affected Units. There are no holders of Security Interests in the affected Units. **ARTICLE XIV** of the Declaration sets forth that the Declaration, including the Plat, may be amended only by vote or agreement of Unit Owners of Units to which seventy-five percent (75%) of the votes in the Association are allocated.
- F. The Declarant owns all four (4) Units and represents one hundred percent (100%) of the votes in the Association. Therefore, this Amendment is made in accordance with the provisions of **ARTICLES XI** and **XIV** of the Declaration.



AMENDMENT

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **ARTICLE V** of the Declaration is amended to delete subparagraphs (f) and (g) which refer to Limited Common Element yards. **ARTICLE V** is hereby amended in its entirety as follows:

The Common Elements are each portion of the Common Interest Community other than a Unit and include, but are not limited to, the areas labeled on the plat as "Common Element Driveway", "Common Element Guest Parking", "Common Element Perimeter Fencing", Common Element Well" The cluster mailbox system and pad area, once installed by Declarant, shall be a Common Element. The following portions of the Common Elements are Limited Common Elements assigned to the Units as stated:

- (a) If a chute, flue, pipe, duct, wire, conduit, bearing wall, bearing column, or other fixture lies partially within and partially outside the designated boundaries of a Unit, the portion serving only the Unit is a Limited Common Element, allocated solely to the Unit, the use of which is limited to that Unit, and any portion thereof serving more than one (1) Unit or a portion of the Common Elements is a part of the Common Elements.
- (b) Decks designed to serve a single Unit, located outside the boundaries of the Unit, and labeled on the Plat as "Limited Common Element Decks" are Limited Common Elements allocated exclusively to the Unit served and their use is limited to that Unit.
- (c) The parking spaces outside of the garages, labeled on the Plat as "Limited Common Element Parking Spaces" are Limited Common Elements allocated exclusively to the Unit served and their use is limited to that Unit.
- (d) Entryways designed to serve a single Unit, located outside the boundaries of the Unit, and labeled on the plat as "Entryways" are Limited Common Elements allocated exclusively to the Unit and their use is limited to that Unit.
- (e) Address number, Unit letter, gutters, doorbell buttons, and exterior light bulbs affixed to the building will be Limited Common Elements allocated to the Units served.



- (f) **Unit 1 and Unit 2** have Limited Common Element landscaping areas alongside the building structure, labeled on the plat as "Limited Common Element Landscaping". The Limited Common Element Landscaping areas are allocated exclusively to the Unit served and their use is limited to that Unit.

2. **ARTICLE VI** of the Declaration is amended to revise the maintenance chart to remove the reference to Limited Common Element yards, and to assign the Common Element Yard maintenance to the Association. The Maintenance Chart is hereby amended in its entirety as follows:

<u>UNIT OWNER RESPONSIBILITY</u>	<u>ASSOCIATION RESPONSIBILITY</u>	
<ul style="list-style-type: none"> ➤ All portions of the Unit and any Improvements to it (including the garage) ➤ Drywall, interior cabinets, appliances, finishes, fixtures ➤ Windowpanes, doors, garage doors ➤ Sweeping and removing other debris (excluding snow) from the Limited Common Element Parking Spaces, Entryways, and Decks ➤ Snow removal from the Limited Common Element Entryways, and Decks ➤ Doorbell ringer and all components inside the Unit 	<p>All Common Elements (but excluding certain Limited Common Elements that Unit Owners are required to maintain). This means that the Association maintains, repairs and replaces:</p> <ul style="list-style-type: none"> ➤ Roofs - CE ➤ Siding - CE ➤ Common Element Driveway - CE ➤ Common Element Guest Parking - CE ➤ Common Element Perimeter Fencing - CE ➤ Common Element Well- CE ➤ Common Element Cluster Mailbox - CE ➤ Limited Common Element Parking Spaces- CE ➤ Snow removal from the Common Element Driveway, Common Element Guest Parking, and Limited Common Element Parking Spaces ➤ Entryways and Decks * ➤ All other exterior components of the windows, except for the windowpane - CE ➤ Exterior light fixtures, exterior doorbell buttons, exterior Unit numbers and gutters - * ➤ Common Element Yard area ➤ Limited Common Element Landscaping allocated to Units 1 & 2 - CE 	<p>ITEMS MARKED WITH 'CE' indicate expenses that will be shared by all the Unit Owners as a Common Expense (and not billed back to the individual owner).</p> <p>ITEMS MARKED WITH an asterisk (***) indicate items that the Association maintains. However, the expense for the such maintenance will be billed to the individual owner(s)</p>



3. **ARTICLE VI**, Section 6.1(b)(ii), of the Declaration is amended to remove the reference to Limited Common Element yards. Section 6.1(b)(ii) is hereby amended in its entirety as follows:
 - (ii) Landscaping Areas. The Association shall maintain, repair, and replace the Limited Common Element Landscaping areas allocated to Units 1 & 2.
4. **ARTICLE VI**, Section 6.1(c), of the Declaration is amended to delete subparagraph (ii) which subparagraph refers to Limited Common Element yard fencing. Section 6.1(c) is hereby amended to delete subparagraph (ii).
5. **SCHEDULE A-1** of the Declaration, is amended to include an easement granted to Chugach Electric Association, Inc., recorded on August 21, 2019 as Serial No. 2019-029844-0, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska. SCHEDULE A-1, attached hereto, is hereby substituted for the current SCHEDULE A-1 of the Declaration, which is declared null and void.
6. **SCHEDULE A-2** of the Declaration, attached hereto, is substituted for the current SCHEDULE A-2 of the Declaration, which is declared null and void.
7. **SCHEDULE A-3** of the Declaration, attached hereto, is substituted for the current SCHEDULE A-3 of the Declaration, which is declared null and void.
8. The Limited Common Elements depicted on SCHEDULE A-3, attached hereto, are hereby assigned to their appurtenant Units, as indicated. Those Limited Common Elements, described in ARTICLE V of the Declaration and not otherwise depicted on SCHEDULE A-3, attached hereto, are hereby assigned to their appurtenant Units, as applicable.
9. All other terms, provisions, and conditions of the Declaration remain the same.

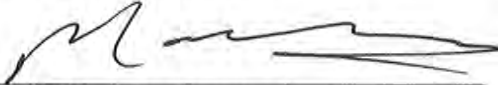
*Counterparts. This Amendment may be executed in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute one (1) and the same document.

[THIS AREA INTENTIONALLY LEFT BLANK – SIGNATURES & NOTARY ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the Declarant and the Association have caused this Amendment to the Declaration to be executed this 20th day of November, 2019.

DECLARANT: **BDMG VENTURES, LLC**

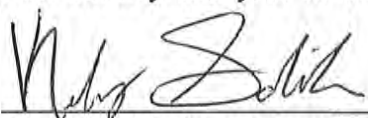
By: 
Moises Gutierrez
Its: Member

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of November, 2019, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **MOISES GUTIERREZ** to me known and known to me to be the **MEMBER** of **BDMG VENTURES, LLC**, and known to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said limited liability company for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.





Notary Public in and for Alaska
My Commission Expires: June 27, 2021



ASSOCIATION:

FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC.

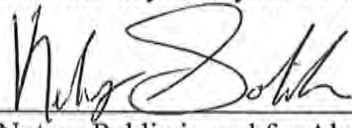
By: 
Moises Gutierrez
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of November, 2019 before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **MOISES GUTIERREZ**, to me known and known to me to be the **PRESIDENT of FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Executive Board.

WITNESS my hand and official seal on the day and year in this certificate first above written.






Notary Public in and for Alaska
My Commission Expires: June 27, 2021

ATTEST:

JAMES KOPCHA, as Secretary of FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC., *does hereby certify that the foregoing amendment has been duly adopted pursuant to ARTICLES XI and XIV of the Declaration, by unanimous consent of the Unit Owners.*

Signature of Secretary: 
James Kopcha



SCHEDULE A-1
DESCRIPTION OF COMMON INTEREST COMMUNITY

PROPERTY IN THE COMMON INTEREST COMMUNITY

Lot 6, Block 3, *Turnagain Subdivision*, according to the official plat thereof, Plat P-232, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

**THE RECORDING DATA FOR RECORDED EASEMENTS &
LICENSES APPURTENANT TO OR INCLUDED IN
THE COMMON INTEREST COMMUNITY**

1. Reservations and exceptions as contained in the U.S. Patent and/or Acts authorizing the issuance thereof.
2. Easement for electrical transmission and/or telephone distribution and incidental purposes, including the terms and provisions thereof, granted to Chugach Electric Association, Incl. recorded August 4, 1952 in Book 76 at Page 271, records of the Anchorage Recording District, Third Judicial District, State of Alaska.
3. Easement, including the terms and provisions thereof, granted to Anchorage, a Municipal Corporation, recorded October 1, 1987 in Book 1656 at Page 652, records of the Anchorage Recording District, Third Judicial District, State of Alaska.
4. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
5. Easements or claims of easements, not shown by the public records.
6. Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc. recorded on August 21, 2019 as Serial No. 2019-029844-0, records of the Anchorage Recording District, Third Judicial District, State of Alaska.



SCHEDULE A-2
TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Vote in the Affairs of the Association</u>	<u>Limited Common Element Parking Spaces (P), Entryways (E), Decks(D), Landscaping Area (L)</u>
1	25%	25%	1	P-1 E-1 D-1 L-1
2	25%	25%	1	P-2 E-2 D-2 L-2
3	25%	25%	1	P-3a, P-3b E-3 D-3
4	25%	25%	1	P-4 E-4 D-4
TOTALS	4 Units	100%	4 Votes	



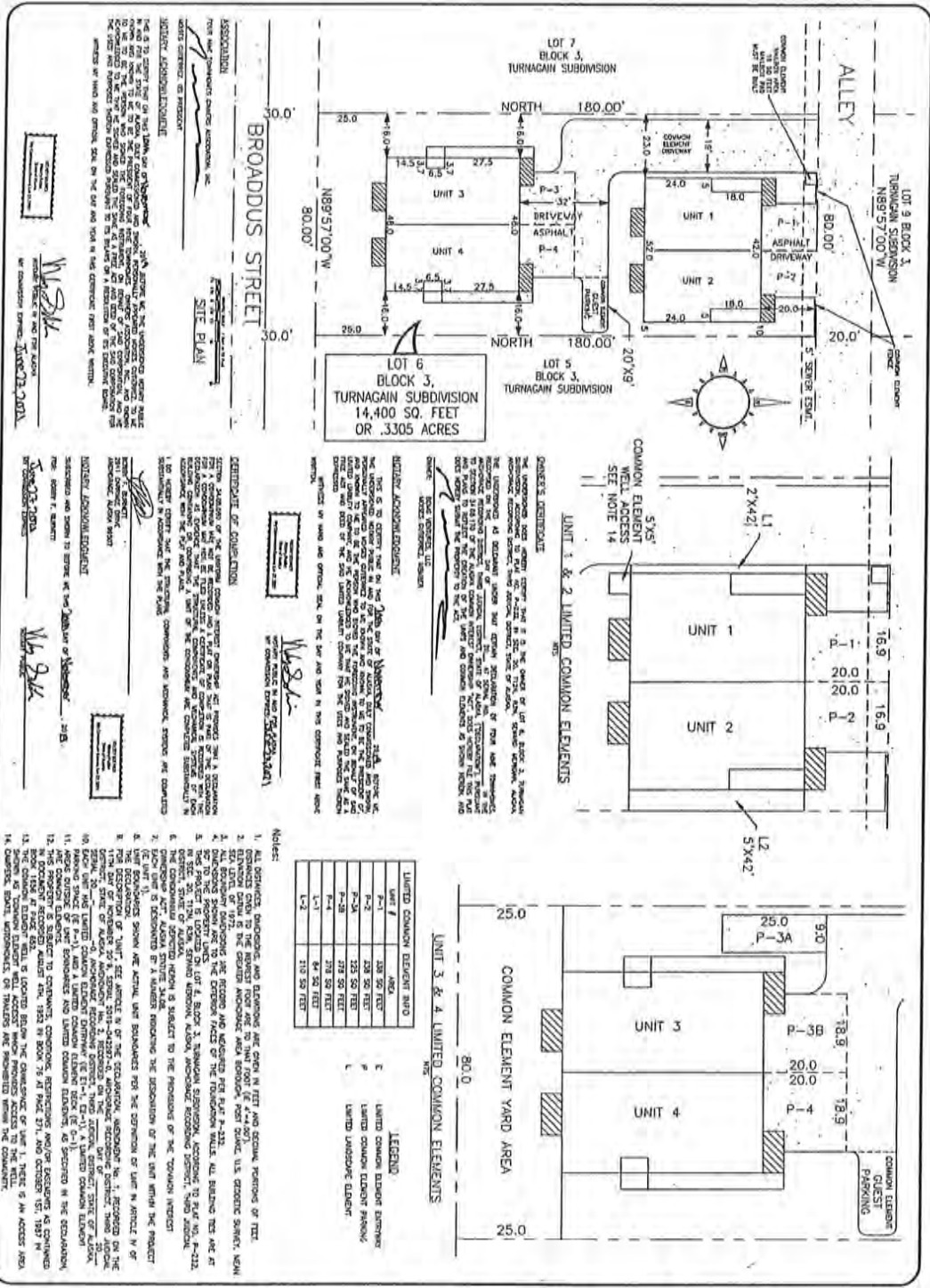
SCHEDULE A-3
PLAT AND PLANS

Plat No. 2019-100

Plat Serial No. 2019-044242-0

ANCHORAGE RECORDING DISTRICT





ASSOCIATION
 TURNAGAIN SUBDIVISION, INC.
 14400 BROADUS STREET, ANCHORAGE, ALASKA 99515

CONTRACTOR
 BOBBY F. BURNETT
 1000 W. 11TH AVENUE, ANCHORAGE, ALASKA 99501
 (907) 562-1911

DATE
 10/13/2011

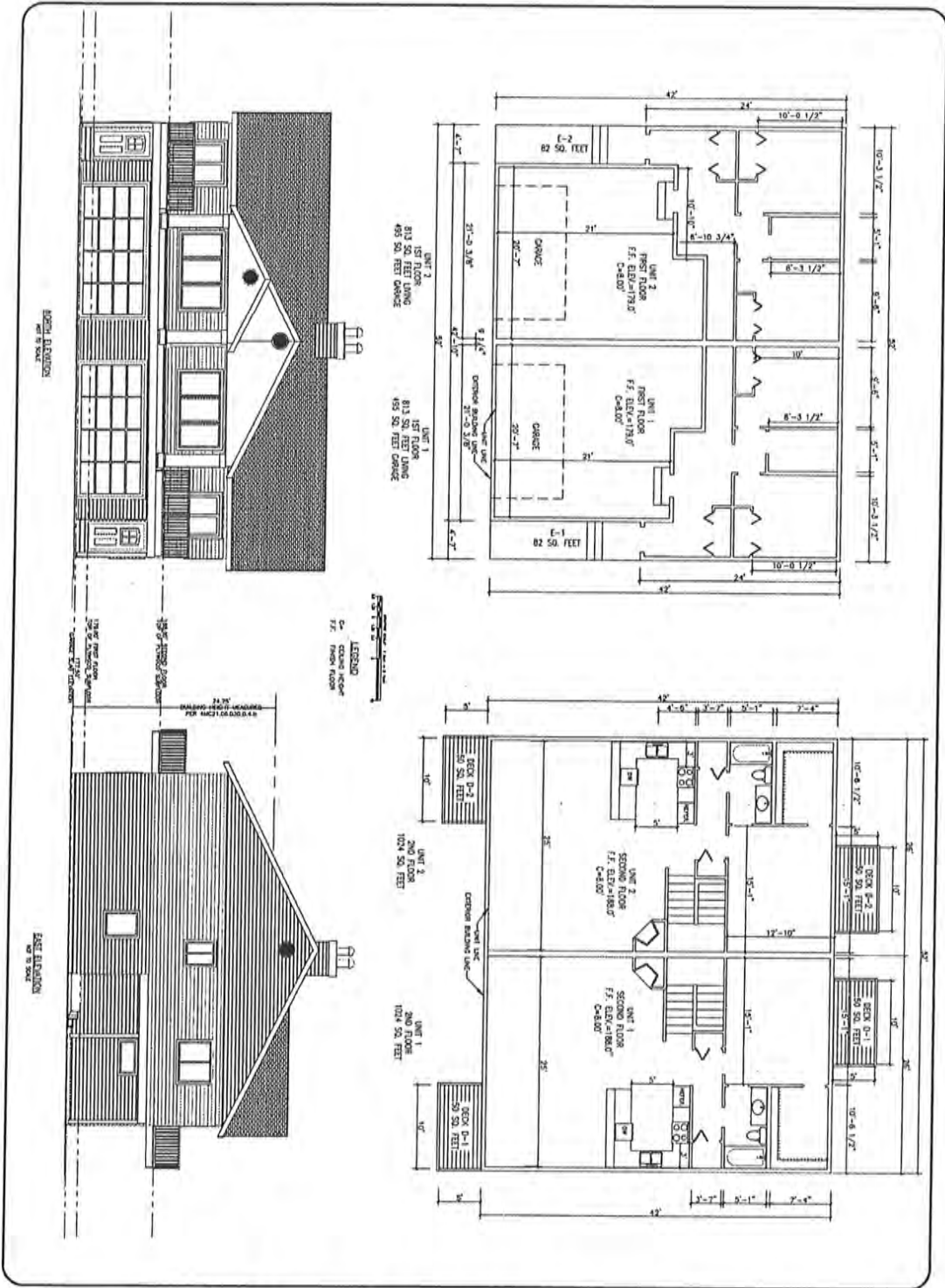
SCALE
 1" = 30'

SHEET NO.
 1 OF 3

**A CONDOMINIUM PLAT AND PLANS OF:
 FOUR NINE TOWNHOMES
 CREATING 4 UNITS ON:**

LOT 6, BLOCK 3, TURNAGAIN SUBDIVISION (PLAT NO. P-232),
 ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 LOCATED WITH IN A PORTION OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

Page 11 of 29
 2019-044243-0



NO.	REVISION	DATE
1	AS SHOWN	

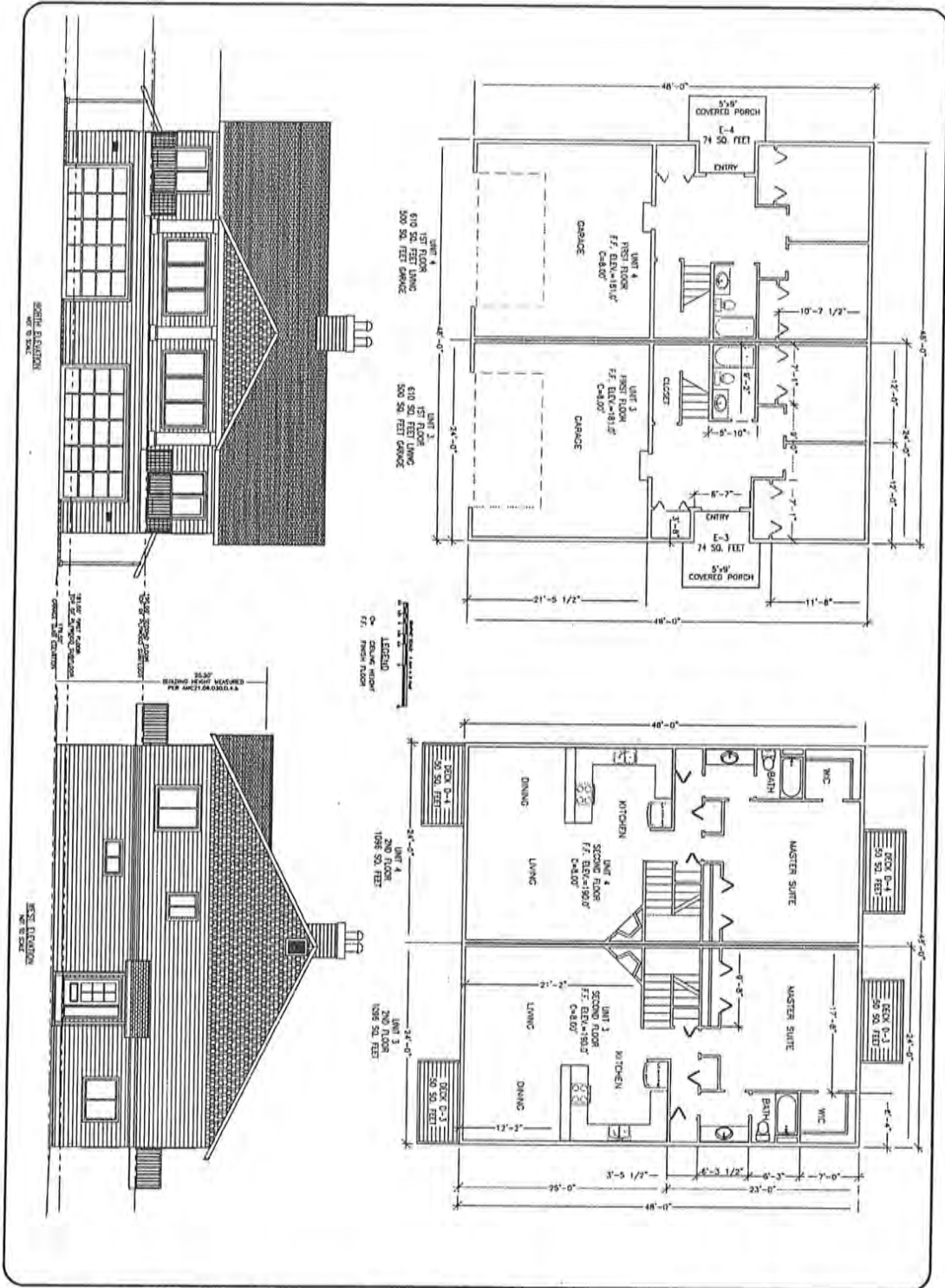
SCALE: 1/4" = 1'-0"
 DATE: 4-23-2019
 PROJECT: 29
 SHEET NO. **2 OF 3**
 BOBBY F. BURNETT ARCHITECTURE
 1111 S. 11th St.
 Anchorage, Alaska 99501

A CONDOMINIUM PLAT AND PLANS OF:
FOUR NINE TOWNHOMES
 CREATING 4 UNITS ON:
 LOT 6, BLOCK 3, TURNAHAN SUBDIVISION (PLAT No. P-282),
 ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 LOCATED WITHIN A PORTION OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA



BOBBY F. BURNETT
 1111 S. 11th St.
 Anchorage, Alaska 99501
 1444





NO.	REVISION	DATE
1	ISSUE FOR PERMIT	1-2-2018
2	REVISED PER COMMENTS	1-2-2018
3	REVISED PER COMMENTS	1-2-2018
4	REVISED PER COMMENTS	1-2-2018
5	REVISED PER COMMENTS	1-2-2018
6	REVISED PER COMMENTS	1-2-2018
7	REVISED PER COMMENTS	1-2-2018
8	REVISED PER COMMENTS	1-2-2018
9	REVISED PER COMMENTS	1-2-2018
10	REVISED PER COMMENTS	1-2-2018

**A CONDOMINIUM PLAT AND PLANS OF:
FOUR NINE TOWNHOMES
CREATING 4 UNITS ON:**

LOT 6, BLOCK 3, TURNAGAIN SUBDIVISION (PLAT No. P-233),
ARCHDIADE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
LOCATED WITHIN A PORTION OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 9 WEST, BEWARD MERIDIAN, ALASKA

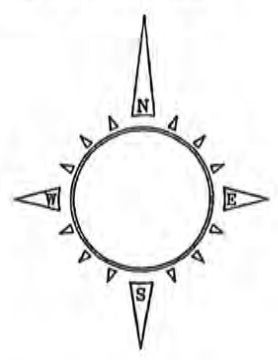
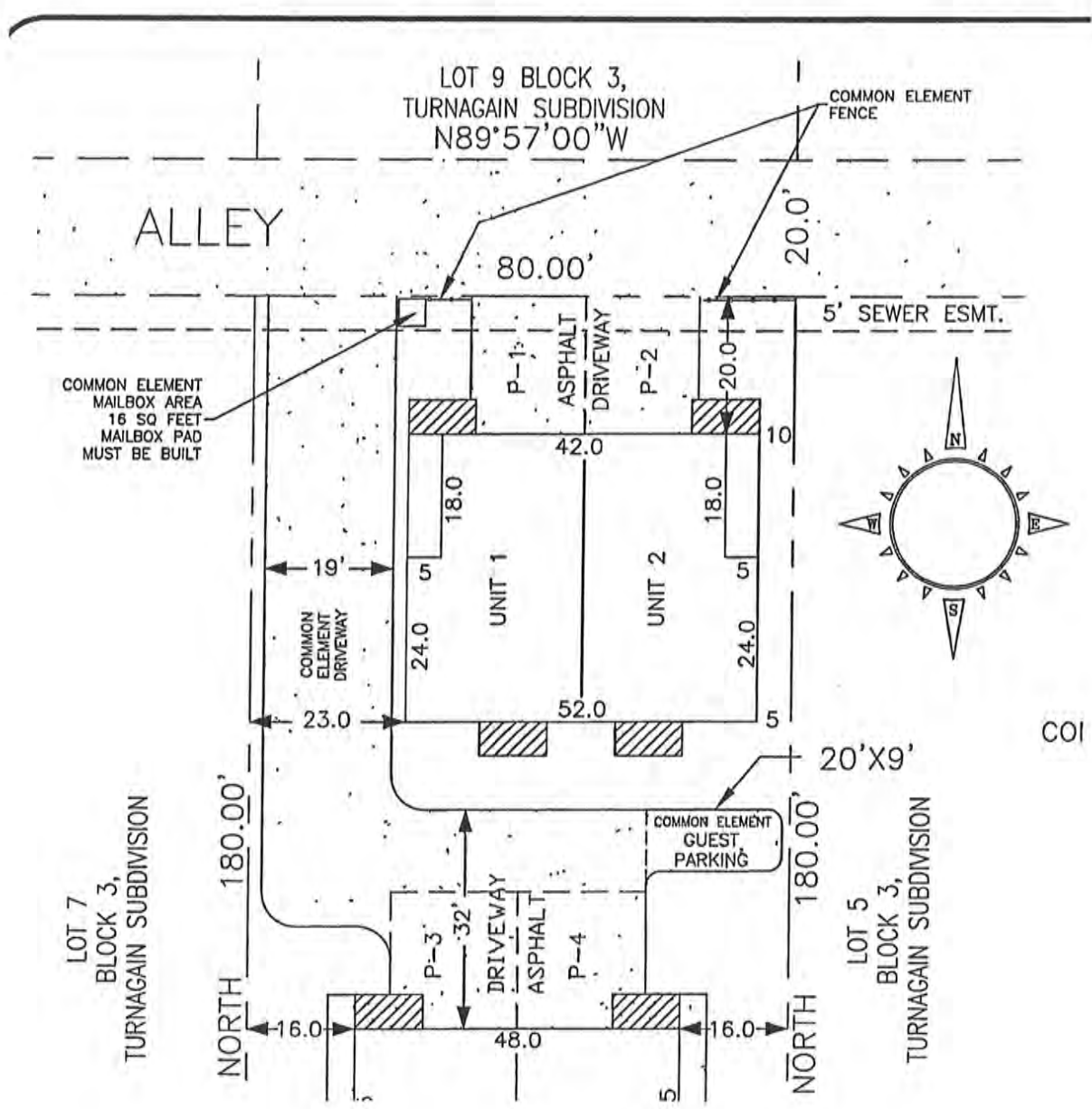


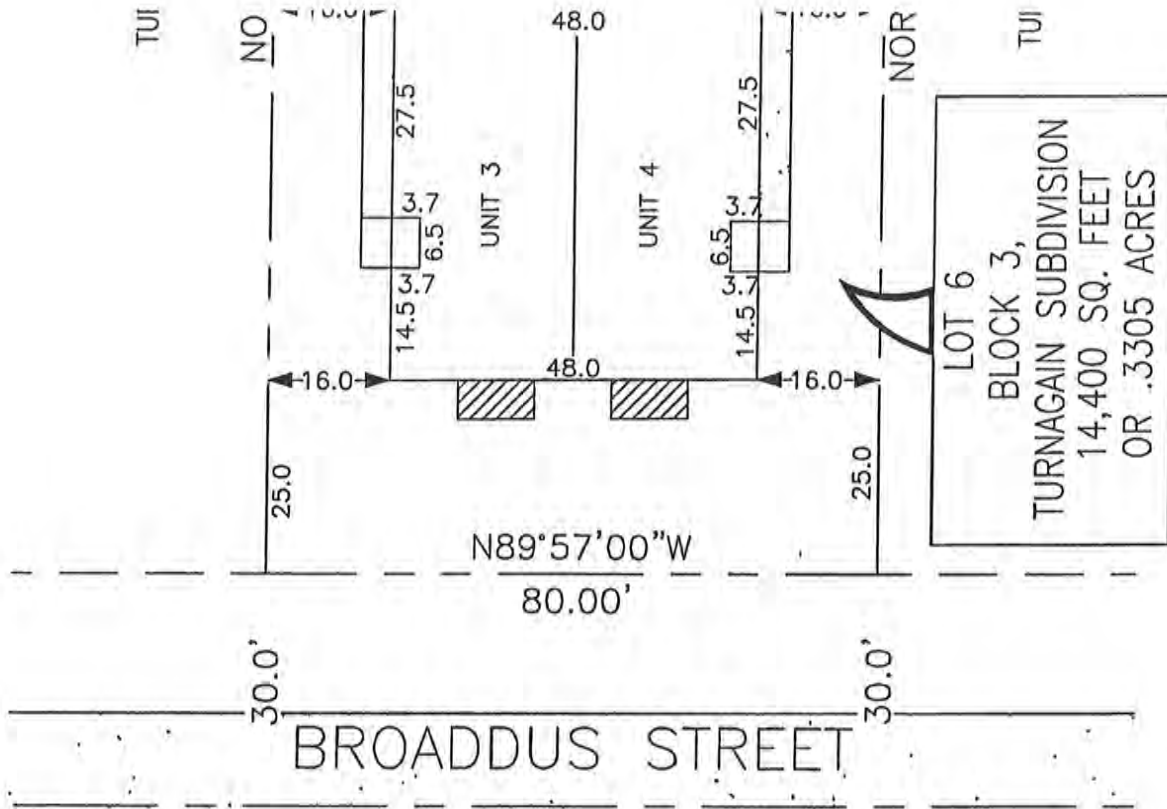
BOBBY F. BURNETT
1811 CARROLL DRIVE
ANCHORAGE, ALASKA 99503
907-550-5441



THE FOLLOWING PAGES ARE ENLARGEMENTS OF **PAGE 1** OF THE PLAT





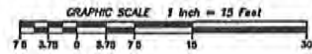


ASSOCIATION

FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC.

[Signature]

MOISES GUTIERREZ, ITS PRESIDENT



SITE PLAN

NOTARY ACKNOWLEDGMENT

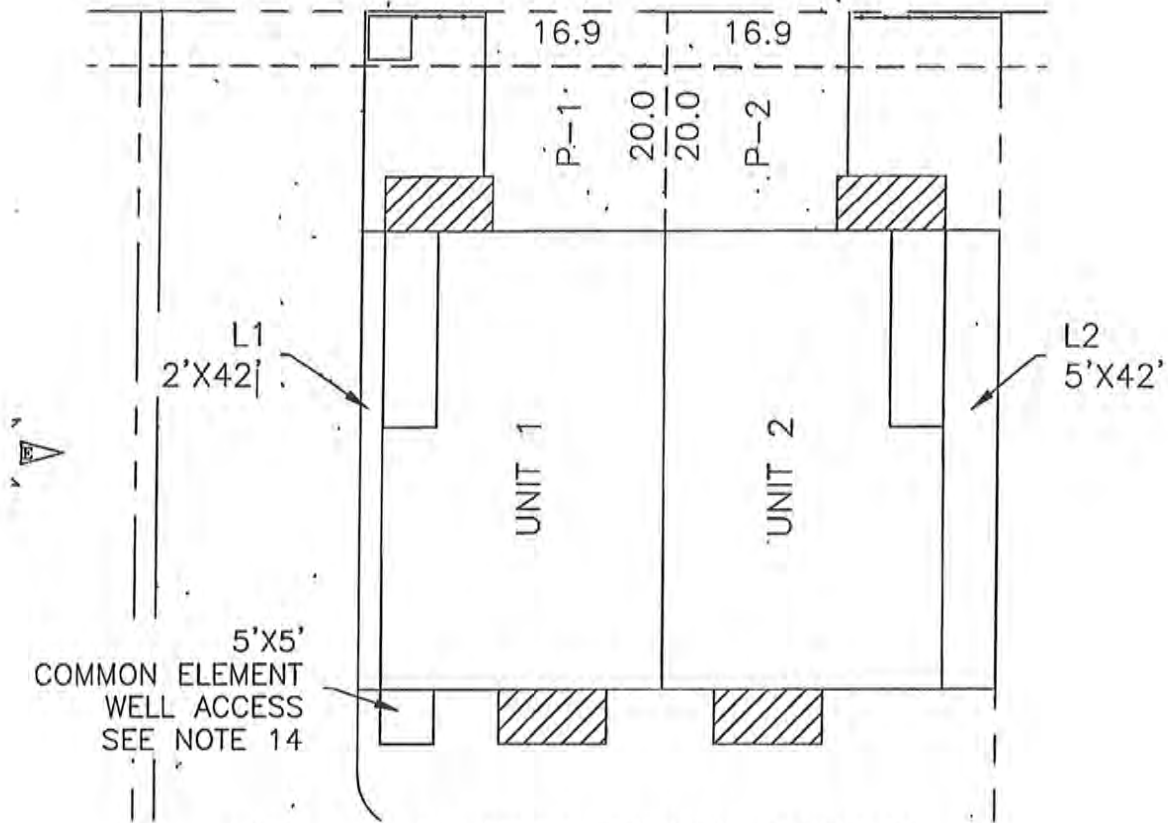
THIS IS TO CERTIFY THAT ON THIS 20th DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MOISES GUTIERREZ, TO ME KNOWN AND KNOWN TO ME TO BE THE PRESIDENT OF FOUR NINE TOWNHOMES OWNERS ASSOCIATION, INC., AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED OF THE SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS EXECUTIVE BOARD.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



[Signature]
 NOTARY PUBLIC IN AND FOR ALASKA
 MY COMMISSION EXPIRES: June 27, 2021





UNIT 1 & 2 LIMITED COMMON ELEMENTS
NTS

OWNER'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF LOT 6, BLOCK 3, TURNAGAIN SUBDIVISION, ACCORDING TO PLAT NO. P-232, IN SEC. 20, T12N, R3W, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

THE UNDERSIGNED AS DELCARANT UNDER THAT CERTAIN DECLARATION OF FOUR NINE TOWNHOMES, RECORDED ON THE _____ DAY OF _____, 20__ AT SERIAL NO. _____, IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, ("DECLARATION"), PURSUANT TO SECTION 34 08 170 OF THE ALASKA COMMON INTEREST OWNERSHIP "ACT", DOES HEREBY FILE THIS PLAT AND PLANS TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREIN, AND DOES HEREBY SUBMIT THE PROPERTY TO THE ACT.

ACCEPTED

[Signature]

OWNER: BDMG VENTURES, LLC
MOISES GUTIERREZ, MEMBER



NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MOISES GUTIERREZ TO ME KNOWN AND KNOWN TO ME TO BE THE PRESIDENT OF, AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN EXPRESSED

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



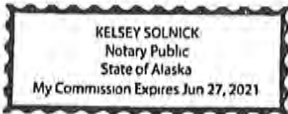
Kelsey Solnick
NOTARY PUBLIC IN AND FOR ALASKA
MY COMMISSION EXPIRES: JUNE 27, 2021

CERTIFICATE OF COMPLETION

SECTION 34.08.090 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT PROVIDES THAT A DECLARATION FOR A CONDOMINIUM MAY NOT BE RECORDED AND A PLAT OR PLAN THAT IS PART OF THE DECLARATION FOR A CONDOMINIUM MAY NOT BE FILED UNLESS A CERTIFICATE OF COMPLETION IS RECORDED WITH THE DECLARATION AS EVIDENCE THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF EACH BUILDING CONTAINING OR COMPRISING A UNIT OF THE CONDOMINIUM ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PLAT AND PLANS.

I DO HEREBY CERTIFY THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS

[Signature]
BOBBY F. BURNETT
2941 CARRIAGE DRIVE
ANCHORAGE, ALASKA 99507



NOTARY ACKNOWLEDGMENT

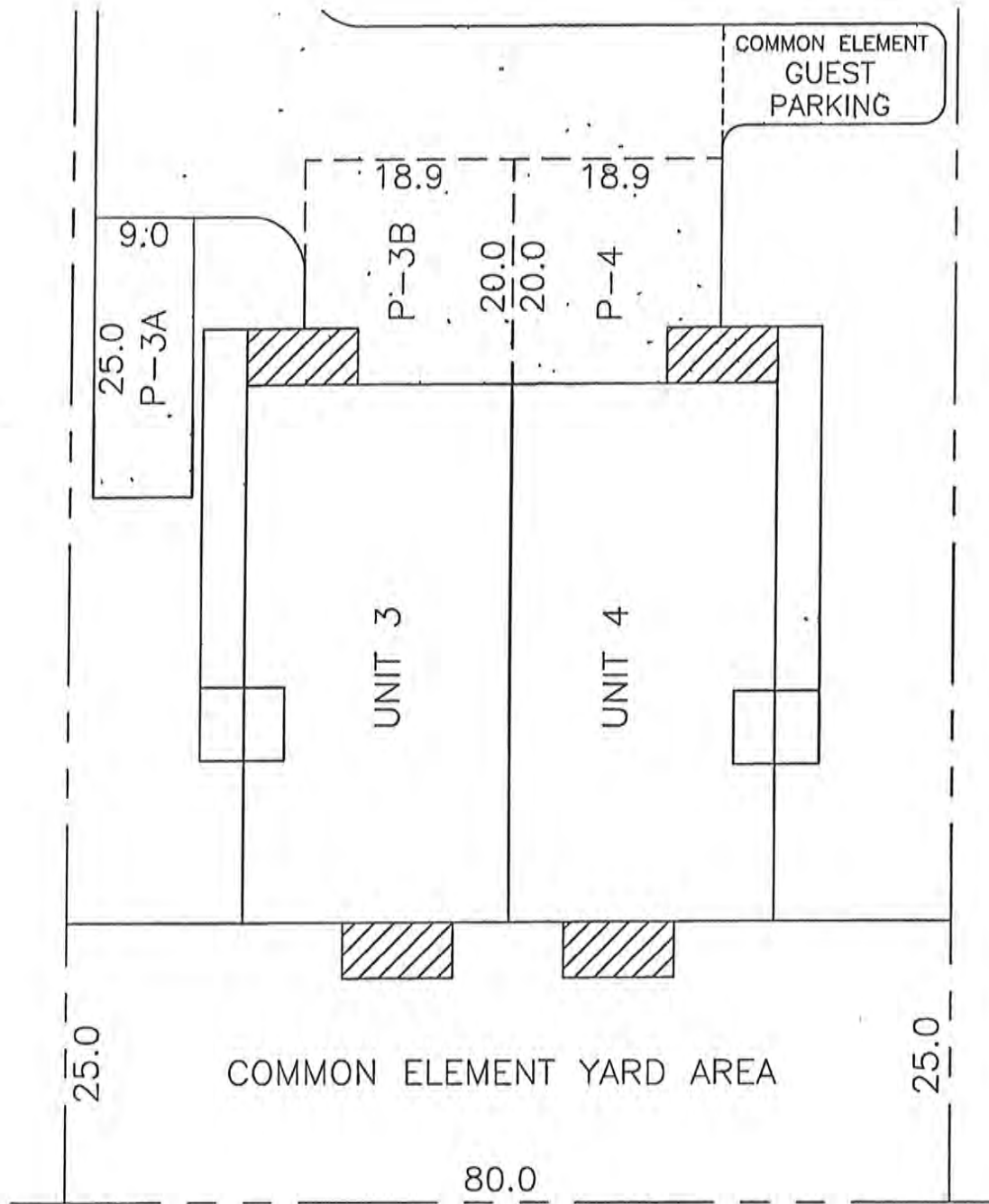
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF November, 2019.

FOR: BOBBY F. BURNETT

June 27, 2021
MY COMMISSION EXPIRES

Kelsey Solnick
NOTARY PUBLIC





UNIT 3 & 4 LIMITED COMMON ELEMENTS
NTS



LIMITED COMMON ELEMENT INFO	
UNIT #	AREA
P-1	338 SQ FEET
P-2	338 SQ FEET
P-3A	225 SQ FEET
P-3B	378 SQ FEET
P-4	378 SQ FEET
L-1	84 SQ FEET
L-2	210 SQ FEET

LEGEND

- E LIMITED COMMON ELEMENT ENTRYWAY
- P LIMITED COMMON ELEMENT PARKING
- L LIMITED LANDSCAPE ELEMENT

Notes:

1. ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET. DISTANCES GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (IE 4'=4.00').
2. ELEVATION DATUM IS THE GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S. GEODETIC SURVEY, MEAN SEA LEVEL OF 1972.
3. ALL BOUNDARY DIMENSIONS ARE RECORD AND MEASURED PER PLAT P-232.
4. DIMENSIONS SHOWN ARE TO THE EXTERIOR FACES OF THE FOUNDATION WALLS. ALL BUILDING TIES ARE AT 90° TO THE PROPERTY LINES.
5. THIS PROJECT IS LOCATED ON LOT 6, BLOCK 3, TURNAGAIN SUBDIVISION, ACCORDING TO PLAT NO. P-232, IN SEC. 20, T12N, R3W, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
6. THE CONDOMINIUM DEPICTED HERON IS SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08.
7. EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (IE UNIT 1).
8. UNIT BOUNDARIES SHOWN ARE ACTUAL UNIT BOUNDARIES PER THE DEFINITION OF UNIT IN ARTICLE IV OF THE DECLARATION.
9. FOR DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, AMENDMENT No. 1, RECORDED ON THE 11TH DAY OF NOVEMBER 2019, SERIAL 2019-042297-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. AMENDMENT No. 2, RECORDED ON THE ____ DAY OF _____ 20____, SERIAL 20____-____-____-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
10. EACH UNIT HAS LIMITED COMMON ELEMENT ENTRYWAY (IE E1-1, E2-1), A LIMITED COMMON ELEMENT PARKING SPACE (IE P-1), AND A LIMITED COMMON ELEMENT DECK (IE D-1).
11. AREAS OUTSIDE OF UNIT BOUNDARIES AND LIMITED COMMON ELEMENTS, AS SPECIFIED IN THE DECLARATION, ARE COMMON ELEMENTS.
12. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS CONTAINED IN DOCUMENT RECORDED AUGUST 4TH, 1952 IN BOOK 76 AT PAGE 271, AND OCTOBER 1ST, 1987 IN BOOK 1656 AT PAGE 652.
13. THE COMMON ELEMENT WELL IS LOCATED BELOW THE CRAWLSPACE OF UNIT 1. THERE IS AN ACCESS AREA SHOWN AS "COMMON ELEMENT WELL ACCESS" WHICH PROVIDES ACCESS TO THE WELL.
14. CAMPERS, BOATS, MOTORHOMES, OR TRAILERS ARE PROHIBITED WITHIN THE COMMUNITY.



BOBBY F. BURNETT
 2241 CHORAGE DRIVE
 ANCHORAGE, AK 99507
 (907) 560-0041



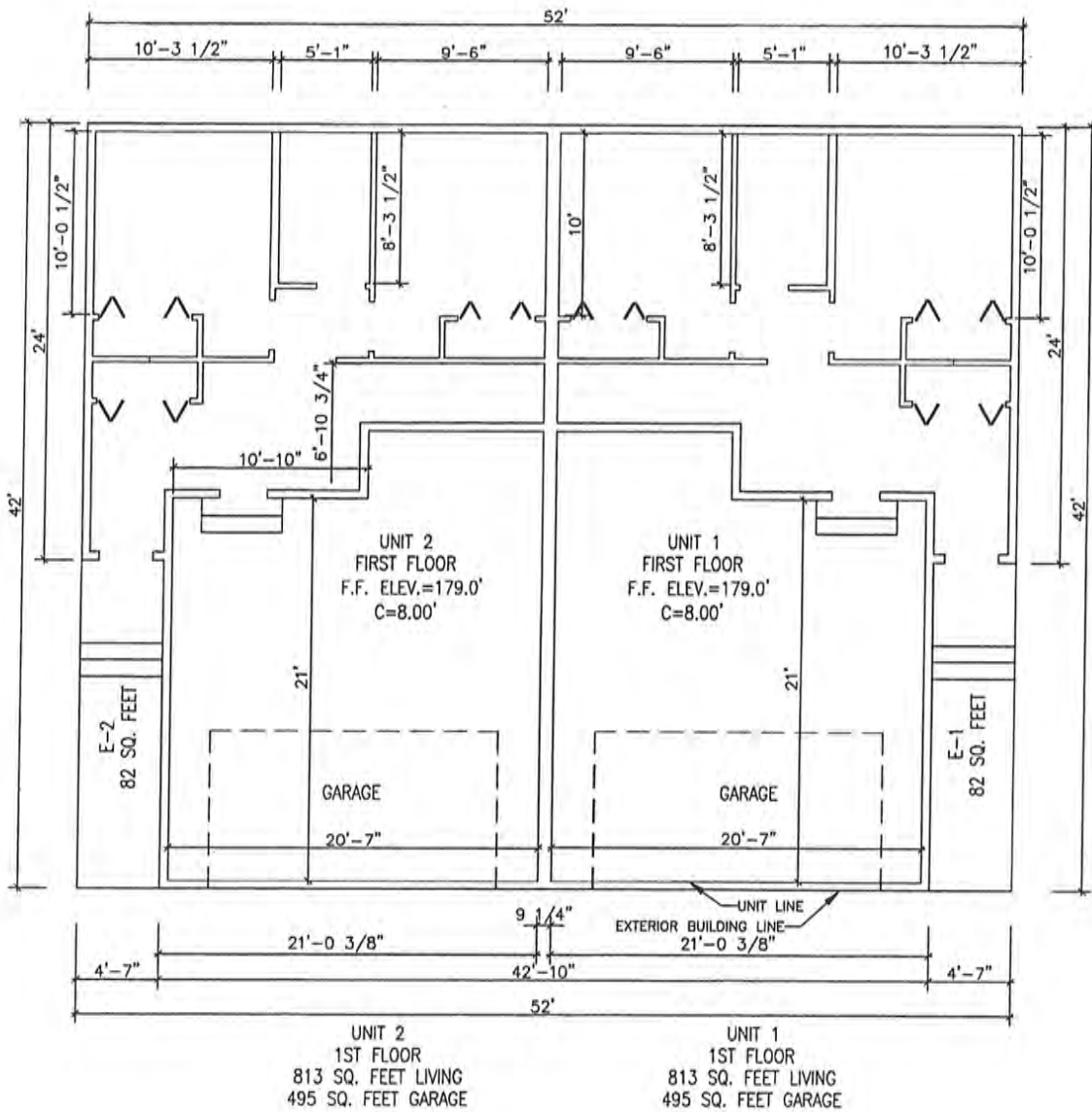
A CONDOMINIUM PLAT AND PLANS OF:
FOUR NINE TOWNHOMES
 CREATING 4 UNITS ON:
 LOT 6, BLOCK 3, TURNAGAIN SUBDIVISION (PLAT No. P-232),
 ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 LOCATED WITH IN A PORTION OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

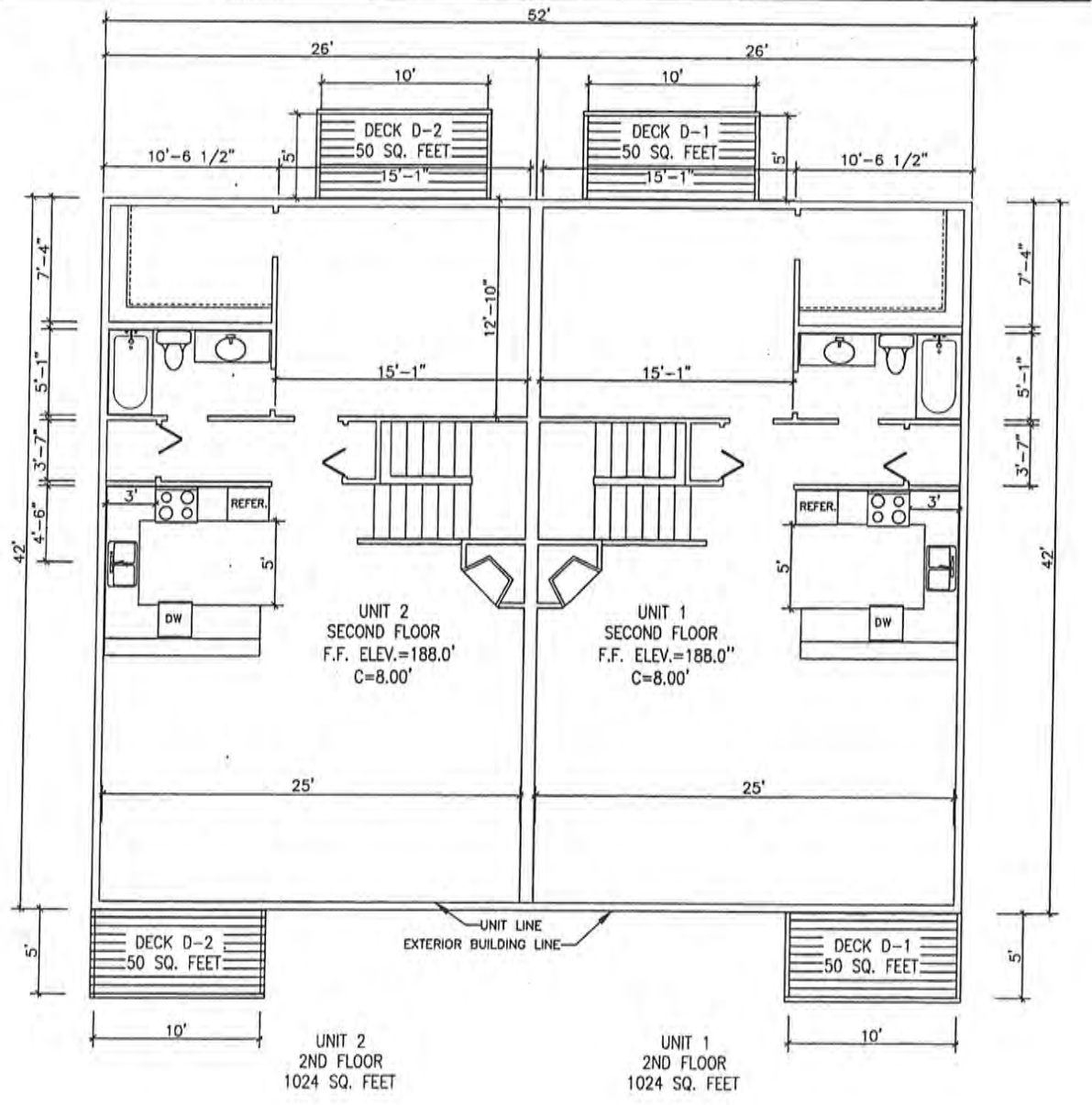
NO.	REVISION	DATE
1		
SCALE HORZ. 1"=15'		
WO/ DATE	11-10-2019	
DRAWN	RJB	
REVIEWED	BFB	
SHEET TITLE		
SITE PLAN		
SHEET NO.		
1 OF 3		



THE FOLLOWING PAGES ARE ENLARGEMENTS OF **PAGE 2** OF THE PLAT

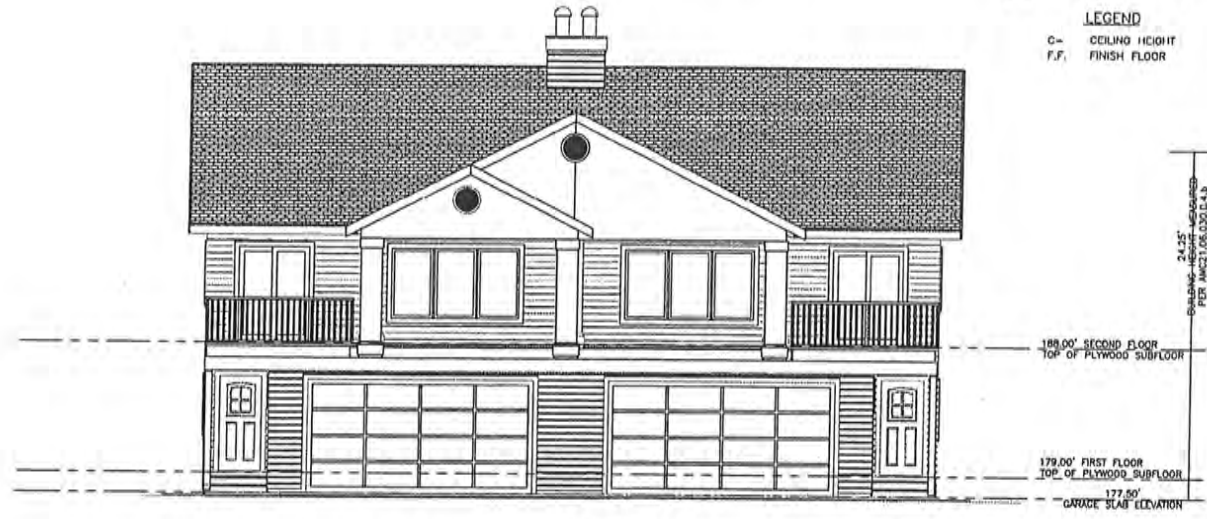






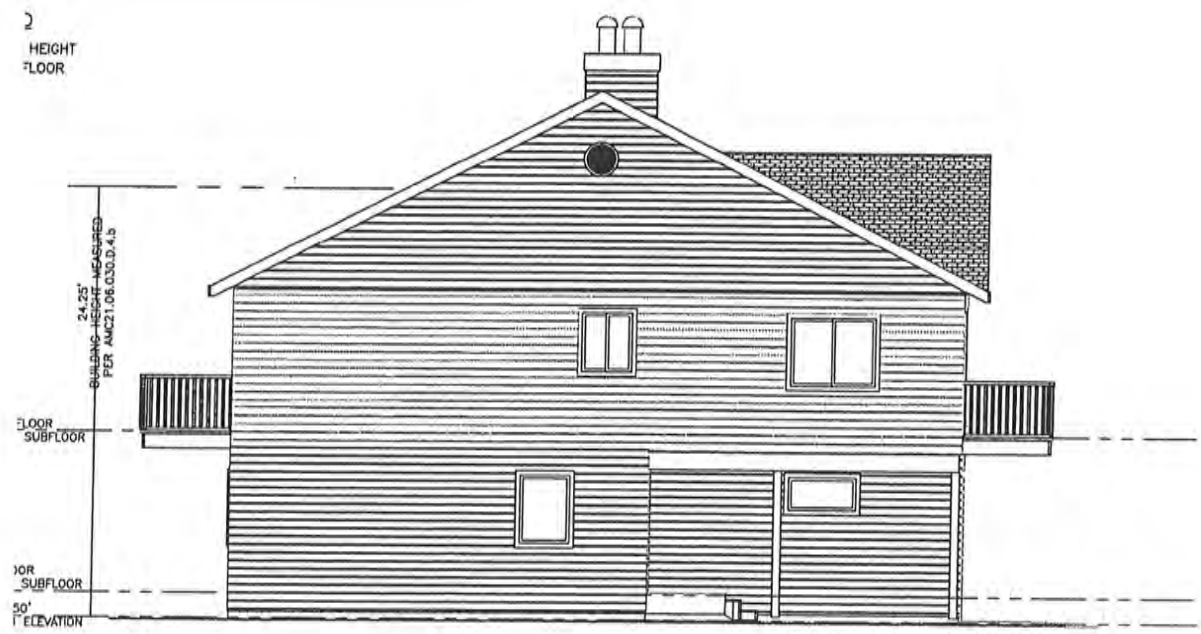


LEGEND
 C- CEILING HEIGHT
 F.F. FINISH FLOOR



NORTH ELEVATION
 NOT TO SCALE

HEIGHT
 FLOOR

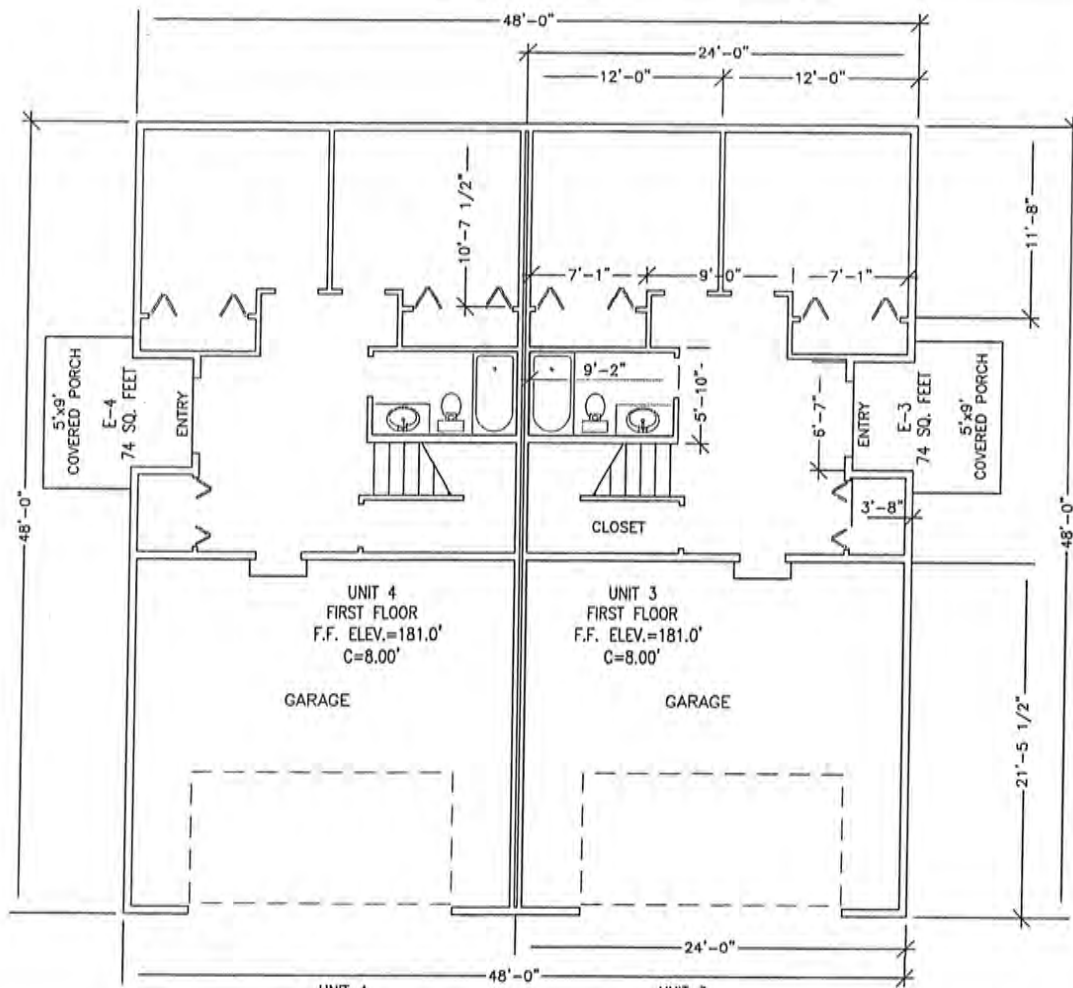


EAST ELEVATION
 NOT TO SCALE



THE FOLLOWING PAGES ARE ENLARGEMENTS OF **PAGE 3** OF THE PLAT





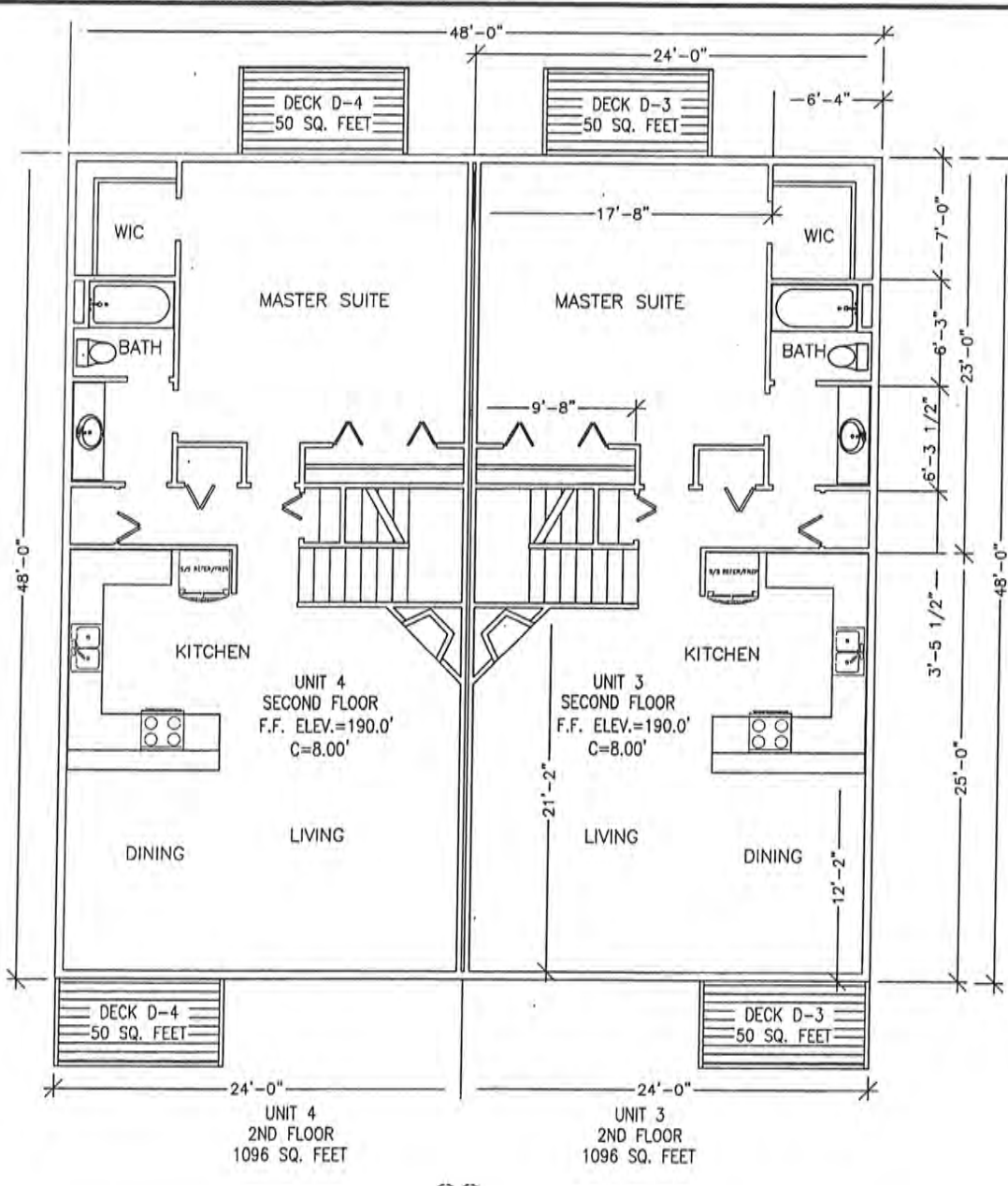
UNIT 4
1ST FLOOR
610 SQ. FEET LIVING
500 SQ. FEET GARAGE

UNIT 3
1ST FLOOR
610 SQ. FEET LIVING
500 SQ. FEET GARAGE



LE





HEIGHT



LEGEND

C= CEILING HEIG
F.F. FINISH FLOOR

