

ALASKA

2012-063190-0

Recording District 301 Anchorage
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AMENDMENT NO. 4 TO THE DECLARATION

OF

GLENN ABBEY SQUARE

AN ASSOCIATION AMENDMENT:
CORRECTING ARTICLE VI - 6.1(a), 6.1(b), 6.1(b)(i) and 6.1(b)(ii)
RE MAINTENANCE PROVISIONS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 740
Anchorage, Alaska 99501

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CORRECTING ARTICLE VI - 6.1(a), 6.1(b), 6.1(b)(i) and 6.1(b)(ii)
RE MAINTENANCE PROVISIONS

GLENN ABBEY SQUARE OWNERS ASSOCIATION, INC., ("Association") with an office address located at 12001 Industry Way, #B-1, Anchorage, Alaska, 99515 pursuant to that certain **DECLARATION OF GLENN ABBEY SQUARE** recorded on the 7th day of April, 2011 as Serial No. 2011-016074-0, and **AMENDMENT NO. 1** recorded the 25th day of November, 2011 and **AMENDMENT NO. 2** recorded the 1st day of December, 2011 as Serial No. 2011-059273-0, and **AMENDMENT NO. 3** recorded the 15th day of May, 2012 as Serial No. 2012-026273-0 and as set forth in **Plat No. 2012-28**, Plat Serial No. 2012-026272-0, records of the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration") and as **adopted and approved by sixty-seven percent (67%) of the members of the Association** pursuant to Article XIV of the Declaration and AS 34.08.250 of the Alaska Uniform Common Interest Ownership Act, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Article VI, Section 6.1 (a) and 6.1 (b) of the Declaration are amended in their entirety as follows:

- (a) Certain Limited Common Elements to be maintained by the Association. The Association shall maintain, repair, and replace any Limited Common Element asphalt in the Community, including but not limited to the driveways, sidewalks, and any asphalted portion of the entryways. The Association shall remove all snow from the driveways, sidewalks, and any asphalted portion of the entryways.
- (b) Maintenance, Repair, and Replacement Obligations of Unit Owners with Respect to Certain Limited Common Elements. Unit Owners shall maintain, repair and replace the Limited Common Element wooden decks (front and rear decks), and the Limited Common Element fenced yard areas. Such maintenance, repair, and replacement shall be performed in accordance with the standards promulgated and provided to the Unit Owners from time to time by the



Executive Board. Unit Owners shall be responsible for the removal of snow from the front and rear wooden decks and the removal of debris from the wooden decks appurtenant to their Unit. Each Unit Owner shall be responsible for keeping the entryway clean and removing debris (not including snow) from the entryway appurtenant to their Unit. Each Unit Owner shall be responsible for the removal of debris (not including snow) from their driveway areas, including sweeping to remove leaves, dust and other debris.

ARTICLE II. Article VI, Section 6.1 (b)(i) of the Declaration is deleted in its entirety.

ARTICLE III. The heading of Section 6.1 (b)(ii) of the Declaration is amended to reflect the deletion of 6.1(b)(i) as follows:

- (i) Limited Common Element Yards.

ARTICLE IV. All other terms and conditions of the Declaration shall remain the same.

**GLENN ABBEY SQUARE OWNERS
ASSOCIATION, INC.**

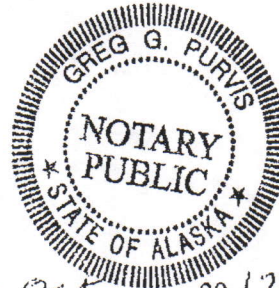
By: *Cody Hultze*
Its: President

[Notary on Following Page]

STATE OF ALASKA)

THIRD JUDICIAL DISTRICT)

ss.



THIS IS TO CERTIFY that on this 29th day of OCT., 2012, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Cocky Hultqvist, to me known and known to me to be the President of **Glenn Abbey Square Owners Association, Inc.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and they acknowledged to me that they 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 Board of Directors.

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

A handwritten signature in black ink, appearing to be "G.P.", written over a horizontal line.

Notary Public in and for Alaska

My Commission Expires: 3/9/2015

