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2012-018091-0

Recording Dist: 401 - Fairbanks
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- FAIRBANKS RECORDING DISTRICT -

**AMENDMENT TO THE DECLARATION
FOR
EAGLE'S NEST CONDOMINIUMS
(Revising Phasing Schedule and Adding
Phase 4A, or 4 Additional Units)**

White Eagle, Inc., Declarant of the Declaration for Eagle's Nest Condominiums, recorded June 9, 2005, in the records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, and identified by document identification number 2005-011364-0, pursuant to AS 34.08.180 and AS 34.08.250, and Declarant's reserved rights under Article 6 of the Declaration, by this Amendment: (i) revises Section 6.4, "Phasing of Development Rights;" and (ii) adds Phase 4A, or four (4) additional Units, to the jurisdiction of the Eagle's Nest Condominium Association and the Declaration.

The Common Interest Community of Eagle's Nest Condominiums presently consists of twenty (20) Units: 2685 Bald Eagle Court, Units A, B, C and D; 2675 Bald Eagle Court, Units A, B, C and D; 2665 Bald Eagle Court, Units A, B, C and D; 2655 Bald Eagle Court, Units A, B, C and D; and 2690 Bald Eagle Court, Units A, B, C and D.

By Amendment to the Declaration, dated October 18, 2007, recorded in the records of the Fairbanks Recording District on October 22, 2007, and identified by documentation identification number 2007-024617-0, Phase 3 and Phase 4 were revised. By this Amendment, Phase 4 is further revised as set forth below.

Section 1. In revision of the phasing of Declarant's development rights, Phase 4 as reflected in Section 6.4, "Phasing of Development Rights," and as revised by Amendment dated October 18, 2007, is hereby further revised as follows:

Phase 4A: (2012)	(Bldg. 8) 2700 Bald Eagle Court, Unit A 2700 Bald Eagle Court, Unit B 2700 Bald Eagle Court, Unit C 2700 Bald Eagle Court, Unit D
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Phase 4B: (Bldg. 5) 2670 Bald Eagle Court, Unit A
(2013) 2670 Bald Eagle Court, Unit B
2670 Bald Eagle Court, Unit C
2670 Bald Eagle Court, Unit D

Section 2. By this Amendment, Phase 4A, or the following four (4) additional Units, is submitted to the jurisdiction of the Eagle's Nest Condominium Association and the Declaration - Phase 4A, containing: 2700 Bald Eagle Court, Units A, B, C and D, Eagle's Nest Condominiums.

Section 3. Pursuant to Article 7 of the Declaration, Revised Exhibit "C" (Table of Allocated Interests) is attached to this Amendment and hereby incorporated by reference.

Section 4. In accordance with AS 34.08.090(b), a certificate of substantial completion as to the structural components and mechanical systems for Phase 4A, containing: 2700 Bald Eagle Court, Units A, B, C and D, Eagle's Nest Condominiums, executed by an associate member of the Appraisal Institute, is attached to this Amendment and hereby incorporated by reference.

Section 5. Pursuant to Article 16 of the Declaration, the attached Plans to be added to Exhibit "B" to the Declaration, are also attached to this Amendment and hereby incorporated by reference.

Section 6. Capitalized terms used herein without definition shall have the meaning ascribed to them in the Declaration.

Section 7. All provisions of the Declaration not expressly amended herein shall continue in full force and effect unless amendment must be implied for consistency with the amendments contained herein.

Section 8. If any term, covenant or condition of this Amendment is held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof and this Amendment shall be construed as if such invalid or unenforceable provision had never been contained herein.



IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed this 14 day of September, 2012.

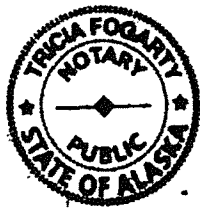
WHITE EAGLE, INC.

By: Jeff A. Ballek
Jeff A. Ballek
President

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 14th day of September, 2012, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared JEFF A. BALLEK, President of White Eagle, Inc., known to me to be the individual named herein and the individual who executed the foregoing instrument, and he acknowledged the execution thereof to be his free and voluntary act and deed on behalf of the corporation for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year first hereinabove written.



Tricia Fogarty
Notary Public in and for Alaska
My Commission Expires: 11-28-15



EXHIBIT B

PLANS AND CERTIFIED SURVEYS



STATEMENT OF SUBSTANTIAL COMPLETION

I am a state certified appraiser, No. AA-103, and an associate member of the Appraisal Institute, and hereby certify that the structural components and mechanical systems of the buildings containing the following units of **EAGLE'S NEST CONDOMINIUMS** are substantially complete in accordance with the plans:

PHASE 4A -

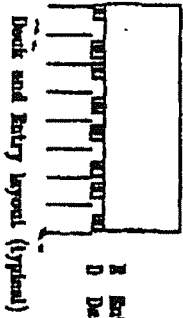
Building 8: 2700 Bald Eagle Court, Unit A
 2700 Bald Eagle Court, Unit B
 2700 Bald Eagle Court, Unit C
 2700 Bald Eagle Court, Unit D

Dated: 9/14/2012

By: 
James Hage
Alaska Certification No. AA-103



Old richardson



Deck and Entry layout (typical)

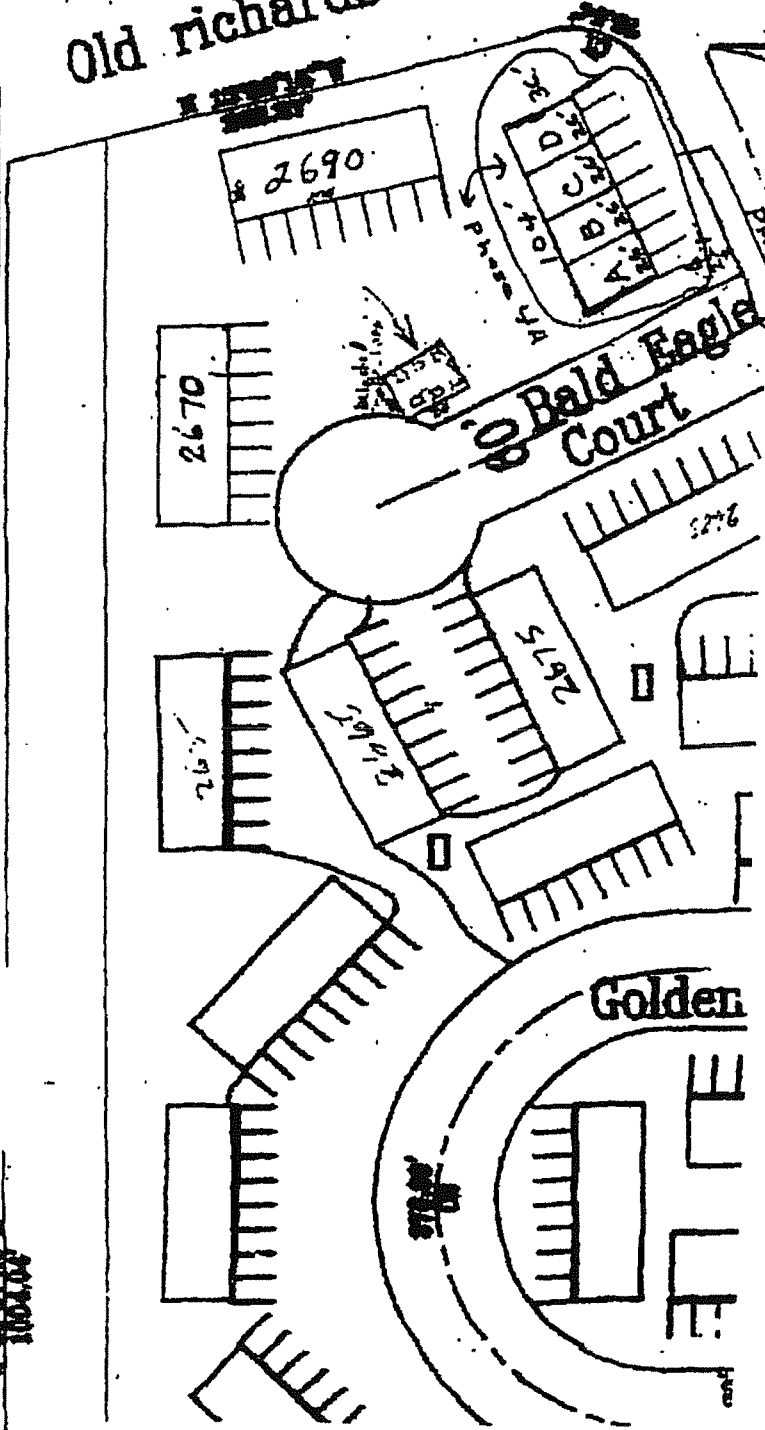
2 Entry
2 Deck

LIMITED CONSUMER USE
Decked Porches
Reardecked Terraces
Two parking spaces per unit

CONSUMER USE
o Seller's rooms
o Bathrooms
All yards and greenways
not enclosed

1' = 100'

2017001
2017001



Notes:
Setback from Outer roads 80'
Setback from local roads 30'
Building exposures 10'
Buildings are 60' by 100'

Phase 4a:
(Building 5)

1700 Bald Eagle Court, Unit A
1700 Bald Eagle Court, Unit B
1700 Bald Eagle Court, Unit C
1700 Bald Eagle Court, Unit D

Notes (cont.):
15' min. between buildings
20' min. setback from front yard
10' min. setback from side yard



REVISED EXHIBIT C

TABLE OF ALLOCATED INTERESTS

<u>Unit No.</u>	<u>Percentage Interest</u>	<u>Votes in Association</u>
<u>Building 1:</u>		
2685 Bald Eagle Court, Unit A	4.166%	1
2685 Bald Eagle Court, Unit B	4.166%	1
2685 Bald Eagle Court, Unit C	4.166%	1
2685 Bald Eagle Court, Unit D	4.166%	1
<u>Building 2:</u>		
2675 Bald Eagle Court, Unit A	4.166%	1
2675 Bald Eagle Court, Unit B	4.166%	1
2675 Bald Eagle Court, Unit C	4.166%	1
2675 Bald Eagle Court, Unit D	4.166%	1
<u>Building 3:</u>		
2665 Bald Eagle Court, Unit A	4.166%	1
2665 Bald Eagle Court, Unit B	4.166%	1
2665 Bald Eagle Court, Unit C	4.166%	1
2665 Bald Eagle Court, Unit D	4.166%	1
<u>Building 4:</u>		
2655 Bald Eagle Court, Unit A	4.166%	1
2655 Bald Eagle Court, Unit B	4.166%	1
2655 Bald Eagle Court, Unit C	4.166%	1
2655 Bald Eagle Court, Unit D	4.166%	1
<u>Building 7:</u>		
2690 Bald Eagle Court, Unit A	4.166%	1
2690 Bald Eagle Court, Unit B	4.166%	1
2690 Bald Eagle Court, Unit C	4.166%	1
2690 Bald Eagle Court, Unit D	4.166%	1



Building 8:

2700 Bald Eagle Court, Unit A	4.166%	1
2700 Bald Eagle Court, Unit B	4.166%	1
2700 Bald Eagle Court, Unit C	4.166%	1
2700 Bald Eagle Court, Unit D	4.166%	1
	<hr/>	<hr/>
TOTAL:	100%	24

Return To:

Tindall Bennett & Shoup
508 W. Second Avenue, Third Floor
Anchorage, Alaska 99501

