

RULES AND REGULATIONS
OBLIGATIONS OF UNIT OWNER

The Executive Board has adopted the following rules and regulations governing the obligations and conduct of the unit owners. These Rules and Regulations are designed to afford each unit owner/resident a maximum of safety and comfort, and yet not interfere unduly with each owner/resident privacy and enjoyment to the fullest extent possible.

1. **Monthly Assessment.** All owners are obligated to pay monthly assessments imposed by the Association to meet all common expenses of the property as provided in the Declaration. Monthly assessments shall be due on or before the first day of each month; and, delinquent if not paid before the tenth day of the month in which the assessment is due.
2. **Delinquent Assessments.** The Executive Board will levy a penalty, compounded monthly, of \$25, cumulative per month for each month the assessment is delinquent.
3. **Rules of Conduct.**
 - a. No resident of the property shall post any advertisements or posters of any kind in or on the property except as authorized by the Board.
 - b. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb others residents.
 - c. It is prohibited to hang or dust garments, rugs, or other items from the windows or from any of the facades of the property.

- d. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service area.
- e. No owner, resident or lessee shall install wiring or electrical or telephone installations, television antennae, machines or air conditioning units, etc., on the exterior of the project or that protrudes through the walls or the roof of the property, except as authorized by the Board. An owner is required to submit to the board for review and approval and to the city for a building permit for any prospective remodeling prior to the starting of construction.
- f. No illegal use shall be made of the premises.
- g. The Board may, from time to time, adopt such other Rules of conduct as may be required for the welfare of the Association and when so adopted, such Rules shall be binding upon all of the residents and/or owners of the property. The Association may from time to time modify such rules.
- h. No pets may be kept on the premises without the special consent of the Executive board, expressed in writing, detailing express rules and adjusting the monthly assessment, if deemed necessary.
- i. Nor more than three persons may at any time live in an apartment; none of which may be under twelve years of age.

Dated: <u>December 29, 2004</u>	<u>[Signature]</u>
Dated: <u>12-29-04</u>	<u>[Signature]</u>
Dated: <u>12-29-04</u>	<u>[Signature]</u>
Dated: <u>12/29/04</u>	<u>[Signature]</u>
Dated: <u>12/29/04</u>	<u>[Signature]</u>

M.S.

37 DIST 822

Dist.

DECLARATION AND COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

EL DORADO ESTATES

DIVISION NUMBER ONE

Pursuant to the laws of the State of Alaska, Horizontal Property Regimen Act, §1 Ch. 44 SIA 1963, hereinafter referred to as "The Act," for the purpose of submitting the real property hereinafter described to the provisions of the Act, the undersigned, hereinafter referred to as "Declarant," being sole owner or all of the owners, lessees, possessors, or parties, of interest in said property, makes the following Declaration which shall be the Declaration required under the Act. It is agreed by acceptance of a conveyance, contract for sale, lease, rental agreement, or any form of security agreement or instrument, or any privileges of use or enjoyment respecting an apartment in the Horizontal Property Regime created by this Declaration, that this Declaration, together with the Survey Map and Plans referred to herein, states covenants, conditions and restrictions effecting a common plan for the condominium development mutually beneficial to all of the described apartments, and that the covenants, conditions and restrictions and Plan are binding upon each such apartment as a parcel of realty, and upon its owners or possessors, and their heirs, personal representatives, successors and assigns, through all successive transfers of all or part of the property or any security interests therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments, and regardless of any subsequent forfeiture, foreclosure, or alien of apartments under security instruments.

1. DESCRIPTION OF LAND

The land on which the building or buildings and improvements described in this Declaration are or are to be located is the following real property:

Parcel for Building

★ That portion of Lot 3, Block 115, Replat of Blocks 93, 94, 103, 104, 110, 111, 116 and a portion of Blocks 102, 112 and 115, Fairbanks Townsite, filed June 4, 1970 as Plat No. 70-4886 Fairbanks Recording District, State of Alaska, described as follows:

Beginning at the northeast corner of said Lot 3; thence south 0°34'00" west along the east line thereof 80 feet; thence north 89°52'11" west 75 feet; thence south 0°34'11" west 10.20 feet; thence north 89°52'11" west 25 feet; thence north 84°03'00" west 266.68 feet; thence north 13°15'55" west 103.92 feet to the northerly line of said Lot 3; thence easterly along said northerly line to the point of beginning.

Common Area Parcel, and also a 1/3 undivided interest in the following described real property, which is to be utilized as common area:

That portion of Lot 3, Block 115, Replat of Blocks 93, 94, 103, 104, 110, 111, 116 and a portion of Blocks 102, 112 and 115, Fairbanks Townsite, filed June 4, 1970 as Plat No. 70-4886 Fairbanks Recording District, State of Alaska, described as follows:



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Beginning at the northeast corner of said Lot 3; thence south 0° 34' 00" west along the east line thereof 172.91 feet; thence north 89° 52' 11" west 100 feet to the true point of beginning of this description; thence north 0° 34' 00" east 72.71 feet; thence north 84° 03' 00" west 266.68 feet; thence south 13° 15' 55" east 102.54 feet to a point distant north 89° 52' 11" west 240.99 feet from the true point of beginning; thence south 89° 52' 11" east 240.99 feet to the true point of beginning.

Provisions to Which Realty Subject

All the realty on which the building and the common areas are situated is subject to that Urban Renewal Plan recorded January 21, 1969 in Book 31 of Miscellaneous Documents, beginning at page 361, Records of the Fairbanks Recording District. In addition it is subject to the covenants contained in Section 401 of Part II of the contract for sale to Redeveloper, said Part II being recorded July 31, 1969, Volume 15 of Miscellaneous Documents, beginning at page 102, Records of the Fairbanks Recording District. In addition it is subject to the provisions of the deed conveying the same to Declarant recorded June 29, 1972, in Book 270 of Records, beginning at page 91-97, Records of the Fairbanks Recording District under Number 72-07485.

2. DESCRIPTION OF BUILDING

The building will be principally of frame construction with an exterior of cedar siding. The portions of the building enclosing the parking areas will be constructed of reinforced concrete with a stone exterior. The building will have a first floor containing five apartments, and all of the covered parking spaces, plus certain common and limited common areas. The second floor contains twelve apartments, and the third floor contains twelve apartments. There are a total of 29 apartments in the building.

3. DESCRIPTION OF APARTMENTS; LOCATION; AREA; NUMBER OF ROOMS

The following description contains the location, approximate area, number of rooms and apartment number for each apartment. The figures for area are approximations only, as provided for by statute, and are not precise computations of apartment area. They are for the area within the boundaries of the apartments, i.e., the interior surfaces of perimeter walls, doors, and windows, as those boundaries are defined in the Act.

There are three types of apartments: The "A" type units, of which there are eighteen, being apartments numbered 106, 108, 201, 202, 203, 206, 207, 208, 211, 212, 301, 302, 303, 305, 306, 307, 308, 311, and 312, each of which contain 3 rooms and a dining area, that is, living room, dining area, kitchen, bath, and two bedrooms. For Apartments 201, 202, 211, 213, 301, 302, 311, and 312 the approximate area is 1,080 square feet. For Apartments 106, 108, 206, 208, 306 and 308, the approximate area is 1,095 square feet and these apartments have 1 3/4 baths. For Apartments 207 and 307 the approximate area is 1,110 square feet and these apartments have 1 3/4 baths. For Apartments 203 and 303, the approximate area is 1,119 square feet, and these apartments have 1 3/4 baths. The "B" type units, of which there are ten, being apartments numbered 103, 109, 203, 204, 209, 210, 303, 304, 309, and 310, each of which contains also 3 rooms and a dining area, that is, living room, dining area, kitchen, bath and two bedrooms, with an approximate total area of 1003 square feet. The "C" type units, of which there is only one numbered 105, with five rooms and dining area, that is, living room, dining area, kitchen, bath, one bedroom, and an all purpose room with an approximate total area of 1017 square feet. Each apartment also has closets, utility area for washer and dryer, and a patio or lanai, plus parking and a storage locker assigned to it.

The plans show 3 types of A apartments, A1, A2 and A3, to reflect some differences in layout, but room count and approximate area are substantially the same for all A apartments.



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THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

Return to:
Eldorado #1 Owners' Assn:
665 10th Ave.
Fairbanks, AK 99701

RULES AND REGULATIONS
OBLIGATIONS OF UNIT OWNER

of Eldorado Estates #1 Owners' Association

The Executive Board has adopted the following rules and regulations governing the obligations and conduct of the unit owners. These Rules and Regulations are designed to afford each unit owner/resident a maximum of safety and comfort, and yet not interfere unduly with each owner/resident privacy and enjoyment to the fullest extent possible.

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d. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service area.

e. No owner, resident or lessee shall install wiring or electrical or telephone installations, television antennae, machines or air conditioning units, etc., on the exterior of the project or that protrudes through the walls or the roof of the property, except as authorized by the Board. An owner is required to submit to the board for review and approval and to the city for a building permit for any prospective remodeling prior to the starting of construction.

f. No illegal use shall be made of the premises.

g. The Board may, from time to time, adopt such other Rules of conduct as may be required for the welfare of the Association and when so adopted, such Rules shall be binding upon all of the residents and/or owners of the property. The Association may from time to time modify such rules.

h. No pets may be kept on the premises without the special consent of the Executive board, expressed in writing, detailing express rules and adjusting the monthly assessment, if deemed necessary.

i. No more than three persons may at any time live in an apartment; none of which may be under fifty-five years of age.

Dated: MAY 21ST 2006

Dated: May 21, 2006

Dated: May 21, 2006

Dated: May 21, 2006

Dated: _____

By Edwin

Charles Houts

Margie Johnson

Shirley L. Gordon



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DO NOT DETACH

*Please return to
Ed Dorado Condo I
665 Tenth Ave.
Fairbanks, Ak. 99701*

August 23, 2001

RULES AND REGULATIONS

OBLIGATIONS OF UNIT OWNER

*of El Dorado Estates I Owners Association, Plat # 704-336,
Fairbanks Recording District, Fairbanks, Alaska.*

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- i. No more than three persons may at any time live in an apartment; none of which may be under fifty-five years of age.
- j. No rentals are permitted.

Dated: <u>April 17, 2007</u>	<u>Shirley L. Gordon</u>
Dated: <u>April 17, 2007</u>	<u>for Paul</u>
Dated: <u>April 17, 2007</u>	<u>Therese Johnson</u>
Dated: <u>April 17, 2007</u>	<u>Eleanor Hoate</u>
Dated: _____	_____

