

COVENANT AMENDMENTS BALLOT FULL INFORMATION

APRIL 2026

The Falcon's Ridge Executive Board submits these five recommended covenant changes to the Owners for a vote. The Board's goal is to allow our Covenants to reflect a reasonable approach to Owners property usage, providing rational guidelines for the rights and the responsibilities of all Lot owners.

These amendments attempt to make the covenants clear and less susceptible to any misreading, or unfair or discriminatory interpretation. The Board embraced the concept that permission or prohibitions should be stated as specifically and objectively as possible, eliminating as much of the need for the Board's arbitrary decision-making as possible.

The following recommendations below are stated by Article and Section and subsection with the original and current language following the recommended change. There is a brief statement explaining the rationale following the recommended amendment.

Our covenants require that we have a 2/3 approval rate from our owners to change a covenant so your participation is necessary. Upon two-thirds or more approval from the Owners the amendments will be filed with the State of Alaska Corporations Division and will go into effect immediately. Feel free to send any questions to president@falconsridge.com or call Crystal Kennedy at 907-351-1430.

COVENANT CHANGE AMENDMENTS

- 1. Article VIII Section 4 .** Temporary Structures shall be amended to read as follows:
No structure of a temporary nature, tent, shack or Quonset hut, residential trailer, prefabricated or mobile home shall be used as a substitute for, or intended as, permanent housing on any Lot at any time. Travel trailers, tents, and motorhomes may be used by Lot Owners as recreational housing on an occasional basis, or on a temporary basis until a permanent Dwelling has been constructed. If travel trailers or motorhomes are used on a residential basis during construction of a dwelling, notification to the Board of Directors is required. Travel trailers or motor homes may not at any time be skirted or attached to the land. They must be licensed to travel and in good working and aesthetic (visual) condition.

Current language: No structure of a temporary nature, tent, shack or Quonset hut, residential trailer, pre-fabricated or mobile homes shall be used on any Lot at any time. Travel trailers and motor homes may be used by Lot Owners as recreational housing on a temporary basis until a permanent Dwelling has been constructed. Travel trailers and motor homes may not at any time be skirted or attached to the land. They must be licensed to travel and used on a regular basis as well as being approved by the Architectural Control Committee.

Rationale for Change: The discussion for this change centered around reiterating that temporary types of shelter such as tents or RVs should not be used as a permanent residence on a Lot in lieu of a cabin or guest house. However, RVs and tents should be permitted for reasons such as a residence while building a cabin or for other family members or temporary visitors on a temporary basis and other recreational occasions. Occasionally, tents are desirable for temporary use by visitors, for picnics, bug protection, hot tub covering, or for protecting supplies while building. The current covenant does not provide for those situations and should be amended to allow for various circumstances that may arise amongst Owners. The Board refuted the idea that they should be the deciding factor on who can use their tent or RV and who can't, but agreed that the covenants themselves should clearly state when occupancy should either be permitted or prohibited and under what circumstances. The Board, however, maintained that it would be wise to require notification when an Owner is planning on extended occupancy of his or her RV until their cabin is built. This change also helps to clarify what amounted to contradictions and confusion from Article VIII, Section 8 (c) regarding RV Storage.

2. Article VIII, Section 8. Vehicle Restrictions and Storage shall be amended to read as follows: No vehicle may be parked upon any street or common area except in designated parking areas. Exceptions for temporary special occasions or "one time" events can be granted by the Board of Directors with advance notice of at least two weeks. The presence of vehicles, trailers and equipment on Lots shall be in compliance with the following provisions:

Current language: No vehicle may be parked upon any street or common area except in designated parking areas. The presence of vehicles, trailers and equipment on Lots shall be in compliance with the following provisions:

Rationale: This change would allow for those special occasions or personal events that require additional space for parking for multiple visitors to a Lot. The Board would then be responsible for either notifying affected Owners that a portion of a road may be impacted or for assisting in directing traffic to less impactful parking areas.

3. **Article VIII, Section 8 (b)** shall be amended to read as follows. Except as provided above and in subsection (c) and in subsection (d), hereof, all vehicles larger than a one-ton pickup are prohibited. Except as provided above, all heavy commercial equipment such as tractors (100 hp or larger), backhoes, front-end loaders, semi-trailers and the like are prohibited.

Current language: Except as provided above and in subsection (c) hereof, all vehicles larger than a one-ton pickup are prohibited. Except as provided above, all equipment (such as tractors, backhoes, front-end loaders, semi trailers and the like) are prohibited.

Rationale: This change simply allows for the small tractors that are typically used for grounds maintenance on private Lots. The clarification allows tractors under 100hp but still prohibits large and heavy commercial-related tractors or other large equipment on a Lot.

4. **Article VIII, Section 8 (c)** shall be amended to read as follows. Except vehicles of bona fide visitors permitted by sub section (e), no more than three (3) vehicles may be kept in the open on a Lot. All vehicles kept on a Lot outside of a garage must be licensed to drive and in good working order. No such permitted vehicle shall be larger than a one-ton pick-up. In addition, two (2) recreational vehicles, travel trailers, campers or motorhomes may be stored in the open on a Lot. In addition, multiple boat and utility trailers may be stored at a Lot provided the total of the trailers does not detract from the aesthetic neatness and beauty of the surrounding properties. All vehicles above listed must be in good operating condition and currently licensed.

Current language: Except vehicles of bona fide visitors permitted by sub section (e), no more than three (3) vehicles may be kept on a Lot. No such permitted vehicle shall be larger than a one - ton pick-up. In addition, one (1) recreational vehicle (travel trailer, camper or motorhome) may be kept on a Lot. In addition, no more than two (2) boat and utility trailers may be kept at a Lot. All vehicles as above listed must be in

operating condition, currently licensed and owned or leased by the owner(s) or lessee(s) of the Lot or members of their immediate family who currently reside on the Lot.

Rationale: This covenant is under the “Storage” segment and the recommended change seeks to allow for more storage of recreational vehicles/ equipment and the trailers necessary for their storage and transportation than that which is currently permitted. The Board did not feel it was their responsibility to be counting trailers to ensure that an Owner did not exceed the maximum of two. The covenants do not restrict the number of snow machines or boats or 4-wheelers that an Owner can have on their Lot so it stands to reason that the Board should not try to limit the number of trailers to store and transport those recreational vehicles. The concept of trying to say how many trailers were too many is recognized as being subjective, however, trying to limit to two trailers seemed far too restrictive and unreasonable. The new language also allows for an additional RV, camper or travel trailer, to total two, capturing the provision in the current language of Article VIII, Section 8(e), reiterating that all vehicles, trailers, and RVs are always required to be in good operating order and currently licensed.

5. Article VIII, Section 8(e) shall be amended to read as follows: Non-commercial motor vehicles of bona fide visitors are permitted. Except for recreational vehicles, none may be larger than a one-ton pick-up. Recreational vehicles of a bona fide visitor may be used for occupancy during their temporary visit on site.

Current language: Non - commercial motor vehicles of bona fide visitors are permitted. Except for recreational vehicles, none may be larger than a one-ton pick-up. No recreational vehicle of a bona fide visitor may be used for occupancy while on site. No more than two (2) recreational vehicles may be on a Lot at any given time.

Rationale: This change overturns the restriction for visitors with RVs and provides for occupancy of their RV when visiting an Owner at Falcon’s Ridge. It did not seem reasonable that an Owner would invite their friends or family members to come in their Recreational vehicles (campers, RV or travel trailer) and then prohibit them from sleeping in it or in any way using it. This change would allow for that circumstance on a temporary basis. The current allowance for two RVs on a lot would now be specifically provided for in the amended Article VIII, Section 8 (c).