

Resolution

Falcon's Ridge Owners' Association, Inc.

POLICY RESOLUTION NUMBER: 2022-01

Relating to Rental of Property inside Falcon Ridge

WHEREAS, Article II Section 2.2 (r) of the Bylaws of the Falcon's Ridge Owners' Association, Inc. ("Bylaws") assigns the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of Falcon's Ridge Owners' Association ("Association") and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

WHEREAS, the members of the Board of the Falcon's Ridge Owners' Association, Inc, a non-profit corporation organized under the State of Alaska Common Interest Ownership Act, provides that the directors shall exercise their powers and duties in good faith and in the best interest of the Association and its members;

WHEREAS, the covenants were established for the purpose of enhancing and protecting the value, desirability and attractiveness of the properties within Falcon's Ridge;

WHEREAS, Article 8, Section 2 of the Falcon's Ridge Owners Association Covenants prohibits business or commercial activity inside Falcon's Ridge:

NOW, THEREFORE, BE IT RESOLVED that the Falcon's Ridge Board of Directors has determined that short term property rentals within Falcon's Ridge are not consistent with the nature and purpose of our community and are considered a business/commercial activity in violation of Article 8, Section 2 of the Covenants.

Specifically, renting out any Falcon's Ridge property (including vacant land) through a service such as; Vacation Rentals By Owner (VRBO), AirBnB, or other similar service, including private agreements, is considered a violation of the covenants and is subject to enforcement as defined in Article X, Sections 1, 9 and 10 of the Covenants and in accordance with Article V of the Association Bylaws.

FURTHERMORE, Exceptions to this resolution can be appealed to the Board for consideration. Appeals will be reviewed and determined by the board on a case by case basis.

Passed Unanimously on 2/6/2022 by:

Bryan Kirby
President

Brian Hase
Vice President

David Cate
Secretary

Christina Bentz
Treasurer

Greg Kennedy
Director

Dorothy Scott
Director

Vickie Ralston
Director



Bryan Kirby
President
Falcon's Ridge Owners Association



David Cate
Secretary
Falcon's Ridge Owners Association