

FALCONS RIDGE OWNERS ASSOCIATION

RESALE CERTIFICATE

(Pursuant to AS 34.08.590 – Uniform Common Interest Ownership Act)

Lot and Owner Information:

Block & Lot#: _____

Address: _____

Current Owner(s): _____

Required Disclosures (AS 34.08.590):

1. Restraints on Alienability:

Per Resolution 2022-1, short term rental through Vacation Rentals By Owners, AirBNB or other similar services including private agreements is inconsistent with the nature and purpose of our community and violates the covenants prohibiting business/ commercial activity on the property (Article VIII, Section 2) and is therefore prohibited.

2. Common Expense Assessment:

- Yearly HOA Dues: \$_____

- Unpaid Balance (as of issuance): \$_____

3. Other Fees Payable by Lot Owner:

☐ None

☐ Description: _____

4. Capital Expenditures Over \$3,000 Approved by the Board:

☐ None

☐ Description: _____

5. Capital Reserves:

- Current Reserves: \$_____

- See attached financial statements

6. Most Recent Financials:

☐ Attached balance sheet and income/expense statement dated: _____

7. Current Operating Budget:

☐ Attached (date: _____)

8. Unsatisfied Judgments / Pending Litigation:

☐ None

☐ Description: _____

9. Insurance Coverage Provided by HOA:

☐ General Liability on common properties

☐ D&O Liability

10. Violations of Declaration Affecting This Lot:

☐ None

☐ Description: _____

11. Restrictions on Sale Proceeds:

☐ None

☐ Description: _____

12. Sex Offender Registry Disclaimer:

- Falcons Ridge HOA does not research or disclose sex offender registry information.
Buyers may refer to the Alaska State Troopers: <http://www.dps.alaska.gov/SORweb>

Documents Provided With This Certificate:

☐ Declaration (including all recorded amendments)

☐ Bylaws

☐ HOA Rules & Regulations

☐ Most Recent Financial Statements (Profit & Loss Statement)

☐ Current Operating Budget

Certification

I certify that the information contained in this certificate is accurate to the best of my knowledge and based on a good faith review of the Association's records.

Signature: _____

Printed Name: _____ Title: _____

Date: _____