



Falcons Ridge Owners Association
HC89 Box 801, Willow, Alaska 99688
Palmer Recording District

**Amendment #3 to the Declaration of Covenants, Conditions and Restrictions
of Falcon's Ridge - A Planned Recreational/ Residential Community
(2006-004796-0)**

to provide for requirements for ensuring private access to the community.

This is an amendment to the certain Declaration of Covenants, Conditions and Restrictions for Falcon's Ridge, a Planned Recreational/ Residential Community recorded February 24, 2006, as Document No. 2006-004796-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska, for the purpose of providing additional requirements for ensuring private access to the community is maintained.

Article VIII, Section 19 is added after Article VIII, Section 18 (page 23) to read as follows:

Lot owners and guests shall obey all reasonable rules related to the entry of the gates and access/use of the private roads. The purpose of the gates is to maintain a private nature of the Community and they should be locked at all times when not being actively used to access or exit the development. If a gate is found open, the owner should close and lock the gate and then report it to the association.

This amendment is made pursuant to Article X, Section 5 of the Declaration and has been executed by owners of more than sixty-six and two-thirds percent (66 2/3%) of the Lots, specifically by 72.7%. It is further approved upon vote of the owners of sixty-six and two-third percent (66 2/3%) of the Lots, the members may make such further exceptions, amendments and additions to these covenants and restrictions as they deem appropriate and shall cause to be recorded in the Palmer Recording District a written instrument amending this Declaration.

IN WITNESS WHEREOF, the undersigned Falcon's Ridge Owners Association Executive Board officer has executed this instrument the day and year written below.



Crystal Kennedy
President, Falcons Ridge Owners Association

ALASKA NOTARY ACKNOWLEDGMENT

State of Alaska

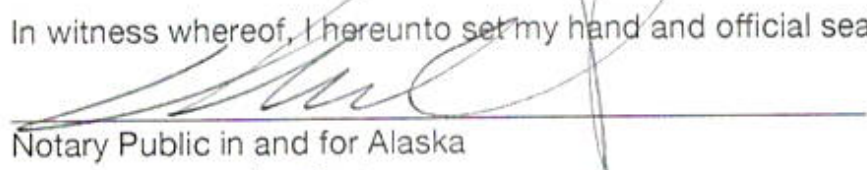
Third Judicial District

Municipality/ Borough of Anchorage

On this 9-9-25 (date), before me, the undersigned notary public,

personally appeared Crystal Kennedy (name)
known to me to be the person(s) whose name(s) is/are subscribed to the above and
foregoing instrument and acknowledged that he/she/they executed the same for the
purposes therein contained.

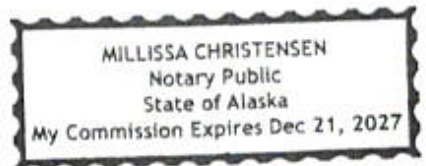
In witness whereof, I hereunto set my hand and official seal.


Notary Public in and for Alaska

Title or Rank: SSB II

Serial Number, if any: 231221007

My Commission Expires: Dec. 21, 2027 (MMDDYYYY)



After recording please return to Falcons Ridge Owners Association,
HC89, Box 801, Willow, AK 99688





Falcons Ridge Owners Association
HC89 Box 801, Willow, Alaska 99688
Palmer Recording District

**Amendment #4 to the Declaration of Covenants, Conditions and Restrictions
of Falcon's Ridge - A Planned Recreational/ Residential Community
(2006-004796-0)**

for the purpose of modifying the building restrictions on siding of structures.

This is an amendment to the certain Declaration of Covenants, Conditions and Restrictions for Falcon's Ridge, a Planned Recreational/ Residential Community recorded February 24, 2006, as Document No. 2006-004796-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska, for the purpose of modifying the siding restrictions on structures.

Article VI Architectural Control, Section 1, subsection (b) (page 14) is amended to read as follows: It is the intention and purpose of these covenants that all improvements are of a high quality of workmanship and materials. Out buildings shall be of the same construction and appearance equal to the Dwelling's standard, utilizing proper foundation and siding. Wood or log siding is the standard for exterior appearance in the community. Synthetic siding (such as cement board, engineered wood siding and others) may be approved by the Architectural Control Committee if the appearance and color used are similar to natural wood. Owners should obtain specific approval from the committee for any selection of synthetic siding prior to installation.

This amendment is made pursuant to Article X, Section 5 of the Declaration and has been executed by owners of more than sixty-six and two-thirds percent (66 2/3%) of the Lots, specifically by 72.7%. It is further approved upon vote of the owners of sixty-six and two-third percent (66 2/3%) of the Lots, the members may make such further exceptions, amendments and additions to these covenants and restrictions as they

deem appropriate and shall cause to be recorded in the Palmer Recording District a written instrument amending this Declaration.

IN WITNESS WHEREOF, the undersigned Falcon's Ridge Owners Association Executive Board officer has executed this instrument the day and year written below.


Crystal Kennedy
President, Falcons Ridge Owners Association

ALASKA NOTARY ACKNOWLEDGMENT

State of Alaska
Third Judicial District
Municipality/ Borough of Anchorage

On this 9-9-25 (date), before me, the undersigned notary public,

personally appeared Crystal Kennedy (name)
known to me to be the person(s) whose name(s) is/are subscribed to the above and
foregoing instrument and acknowledged that he/she/they executed the same for the
purposes therein contained.

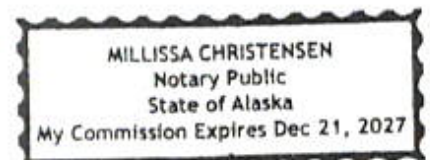
In witness whereof, I hereunto set my hand and official seal.


Notary Public in and for Alaska

Title or Rank: FSR II

Serial Number, if any: 231221007

My Commission Expires: Dec. 21, 2027 (MMDDYYYY)



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Falcons Ridge Owners Association
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**Amendment #5 to the Declaration of Covenants, Conditions and Restrictions
of Falcon's Ridge - A Planned Recreational/ Residential Community
(2006-004796-0)**

for the purpose of modifying the building restrictions on garage structures.

This is an amendment to the certain Declaration of Covenants, Conditions and Restrictions for Falcon's Ridge, a Planned Recreational/ Residential Community recorded February 24, 2006, as Document No. 2006-004796-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska, for the purpose of modifying the building restrictions on garages.

Article VI, Section 1: Architectural Standards include the following, subsection (g) (2) (page 16) is amended to read as follows:

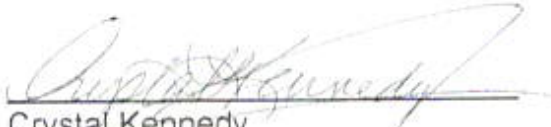
Option 1: A garage/ workshop attached to the main dwelling plus an additional detached garage/ workshop that cannot exceed fourteen hundred square feet (1400 sq. ft.)

Option 2: With no attached garage/ workshop, homeowners are allowed two (2) detached garage/ workshops, one not to exceed fourteen hundred square feet (1400 sq. ft.) and a second one not to exceed nine hundred square feet (900 sq. ft.).

This amendment is made pursuant to Article X, Section 5 of the Declaration and has been executed by owners of more than sixty-six and two-thirds percent (66 2/3%) of the Lots, specifically by 73.08%. It is further approved upon vote of the owners of sixty-six and two-third percent (66 2/3%) of the Lots, the members may make such further

exceptions, amendments and additions to these covenants and restrictions as they deem appropriate and shall cause to be recorded in the Palmer Recording District a written instrument amending this Declaration.

IN WITNESS WHEREOF, the undersigned Falcon's Ridge Owners Association Executive Board officer has executed this instrument the day and year written below.



Crystal Kennedy
President, Falcons Ridge Owners Association

ALASKA NOTARY ACKNOWLEDGMENT

State of Alaska

Third Judicial District

Municipality/ Borough of Anchorage

On this 9-9-25 (date), before me, the undersigned notary public,

personally appeared Crystal Kennedy (name)
known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

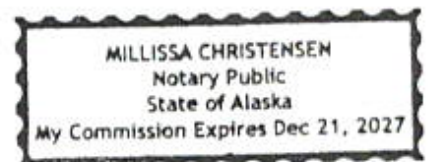


Notary Public in and for Alaska

Title or Rank: SSA II

Serial Number, if any: 231221007

My Commission Expires: Dec. 21, 2027 (MMDDYYYY)



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