

CR15-213.

SUBDIVISION LIMITATIONS, RESTRICTIONS, USES AND COVENANTS RUNNING WITH THE LAND FOR THE RIDGES SUBDIVISION

Plat# 2015-118

Northwest Land Investments, LLC being the owners and developers of the following described real property in the Palmer Recording District, Third Judicial District, State of Alaska:

The Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) Section 13, Township 17 North, Range 2 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska

Hereby make the following declarations as to the limitations, restrictions and uses to which the properties described above may be put, hereby specifying that said declarations shall be binding on all parties and all persons claiming under us, and for the benefit and limitations upon all future owners of said properties. Any deed, lease, conveyance or contract made in violation of these restrictions and covenants shall be void and may be set aside on petition of the undersigned, or our grantees, devisees, heirs, administrators, executors or assigns; and when said conveyance or other instrument is set aside by decree of the Court, all costs and all expenses of such proceedings shall be expenses against the grantor or grantors, and shall be declared by the Court to constitute a lien against the real estate so wrongfully deeded, sold, leased or conveyed, until paid and such lien may be enforced in such manner as the Court may order.

These limitations, restrictions, uses and covenants shall be construed as running with the land. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages. Invalidation of any one of these covenants by judgment or Court order shall in no way affect any other provisions, which shall remain in full force and effect.

1. PURPOSE: That the purpose of these restrictions is to insure the use of the property for attractive residential purposes is harmonious with the environment, to prevent nuisances, to maintain the desired tone of the community, and thereby to secure to each owner the full benefit and enjoyment of his home, with no greater restriction upon free and undisturbed use of his property than is necessary to insure the same advantages to the other property owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

2. DEFINITIONS:

- A. "Environment" – All things that influence the space within the Subdivision.
- B. "Lot" – A portion of the property, which is described in the above-mentioned plat.
- C. "Dwelling" – A single family house on a lot.
- D. "Road" – The roadbed, ditches and slopes within the right-of-way or easement.
- E. "Driveway" – The improvement that provides access to and from a dwelling or structure.
- F. "Subdivision" – The Ridges, as more particularly described above.
- G. "Tract" – The portion of the property, which is described in the above-mentioned plat as open space.
- H. "Structure" – Means a garage or shed building not part of a Dwelling and not used for housing, built on a foundation.

3. LAND USE AND BUILDING CONSTRUCTION: That all lots within the subdivision are hereby designed for construction and use of single family dwelling and no more than one (1) single family dwelling shall be constructed or permitted to be maintained upon any lot in this subdivision.

No more than thirty percent (30%) of the total lot area shall be occupied by the dwelling or structures. The space enclosed by fence, hedge or wall will not be included in computing total area occupied.

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No indiscriminate land clearing, land leveling, ditching or land filling in such a manner as to cause flooding or soil erosion, shall be permitted, except for purposes of actual construction upon a lot, the surface of any lot, or part of any lot may not be regraded. Space may be cleared to provide for construction and trees may be thinned, so long as maximum beauty and esthetic value are retained.

No prospecting, mining, crushing, milling, treating or storing of ore, minerals, sand, gravel, peat or other materials may be carried out or done upon the property.

4. TREES: No owner shall allow any trees of size and beauty to be removed from a lot except as may be necessary to place improvements on the site. Any trees so cleared shall be removed by hand so as to keep damage to surrounding trees to a minimum. The remaining stumps may be removed by power equipment.

In an area extending for thirty feet (30') from any subdivision road into the lots, no natural vegetation may be cleared away, nor may any improvements be made, except for the planting of vegetation native to the area, and the construction of a driveway.

5. DWELLINGS: All single level dwellings shall have a minimum of one thousand five hundred (1,500) square feet of indoor living area, exclusive of any garage area. Any two story dwelling shall have a minimum of one thousand seven hundred fifty (1,750) square feet of indoor living area, exclusive of any garage area with a minimum of eight hundred (800) square feet of indoor living area, exclusive of any garage area on the first floor. The building shall not exceed 2 ½ stories or a maximum of thirty five feet (35') in height (from ground plane to the highest point on the ridgeline), whichever is less, and will be constructed on a permanent foundation.

No mobile homes, house trailers or modular homes may be erected, placed upon or permitted to remain on said premises, either during the construction period or thereafter.

All structures or additions must be constructed on site. The erection of pre-built panels or buildings or building sections does not constitute on-site construction.

Each dwelling and garage must be completed within sixteen (16) months of the issuance of the building permit for the construction the dwelling. Completion means that all landscaping and paving for the lot is done. All exterior siding, facing on to any public street, shall consist of natural wood, which must be stained to retain its natural beauty. T1-11, lap siding (vinyl, or similar lap sidings) will be allowed provided the side where the T1-11 or non-natural wood siding is installed does not face onto any public road. All exterior painting, not facing the street and all trim, including any trim facing the street, shall be painted in earth tones harmonious with the other houses in the subdivision.

No metal roofs shall be allowed in the subdivision and each roof pitch shall be no less than 6/12 pitch, including any dormers.

Each house must have stone or cedar shake accents on the front of the house facing a public roadway where the main entrance is located. The stone or cedar accents must cover a minimum of 40 contiguous square feet.

An owner or developer cannot use the same house plans on the same street more than once. If the same house plans are used on a different street the dwelling must have a substantially different roof line, an example is a hip roof on the first home and the second home on a different street must have a gable type roof.

All garages constructed on the property, whether stand alone or incorporated into the structure of the home, must be at minimum of twenty-six (26) feet wide, and have, at a minimum, two garage doors with a minimum width of nine (9) feet and a minimum height of eight (8) feet for each door.



Fences, which face a public street, must be wood or vinyl coated and fences that do not face a public street may be a chain link type fence.

6. COMMERCIAL/INDUSTRIAL USES: No lot or tract may be used for the conducting of commercial or industrial activities.

7. OFFENSIVE USES: No noxious or offensive trade or activity may be carried on or upon any lot or tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or tract, except that dogs, cats or other normal indoor pets may be kept, provided that those pets are not kept, bred or maintained for any commercial purpose, and provided, further, that the total number of dogs and/or cats kept on a premises does not exceed two (2) per dwelling. All dogs shall be prevented from barking for prolonged periods of time, to prevent the creation of a nuisance. It is the owner's responsibility to insure that the owner's cats and/or dogs remain on the owner's property.

Owners must maintain control of their pets, either through obedience training or physical restraint to insure that the pets remain within the owner's lot and do not endanger other people or other domestic or wild animals within the subdivision. All animals adjudged nuisances must be removed from the subdivision. For purposes of these restrictions, horses are considered livestock.

9. VEHICLES/FUEL STORAGE: No lot or tract shall be used to park inoperable vehicles, or for the storage of machinery and no lot shall be used for ground storage of machinery, and no lot shall be used for ground storage of automobile vehicles, save and except as the use of such lot as residence for family use requires. No more than forty (40) gallons of combustible fuel may be kept above ground. No commercial trucks, excluding those designated and use solely as recreational vehicles, larger than a pick-up class, shall be kept or maintained within the subdivision, other than those used in the daily pursuit of business, nor shall any vehicles be repaired or overhauled within the subdivision, except with the confines of a private garage. Only one licensed operable boat and one operable Recreational Vehicle licensed for use on the public highways may be parked outside the premises. No boats, boat trailers, travel or camping trailers in excess of the permitted one as set forth herein, and no unlicensed vehicles, snowmachines, four wheeler or three wheeler vehicles, or similar property may be parked or placed in the street or driveways, open to public view, but, rather, must be stored in enclosed areas, such as garages or screened areas. The operating of snowmachines, unlicensed vehicles and motorcycles that are excessively noisy, including, but not limited to "dirt bikes", is prohibited within the subdivision.

10. GARBAGE AND REFUSE DISPOSAL: No lot or tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept on the premises, in public view, and shall be disposed of in compliance with the ordinances set forth by the governmental body or bodies having jurisdiction thereof.

11. TEMPORARY STRUCTURES: No structure of a temporary character, motorhome, camper, trailer, tent, shack, garage, basement or other outbuilding erected on a lot shall be at any time used as a residence, either temporary or permanent, nor shall camping be permitted on any lot or tract or any other part of the subdivision.

12. ACCESS TO LOTS: Each lot is allowed only one driveway entering said lot, driveway must be perpendicular to the subdivision roads where possible.

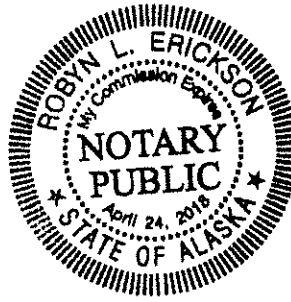
13. SEWAGE SYSTEM: The sewage disposal systems on each lot shall be constructed in compliance with the regulations set forth by the State of Alaska.

14. SIGNS: No signs of any kind shall be displayed to the public on any lot except one (1) sign, not to exceed four (4) square feet, advertising the lot and improvement thereon for sale. This restriction, however, shall not apply to the developer of the subdivision.

15. CLOTHESLINES: Clotheslines may be installed in any location on a lot provided that they are completely enclosed or screened from view from any street.



Robyn L. Erickson
Notary Public in and for Alaska
My commission expires: Apr. 24, 2018



Record in the Palmer Recording District
Return to: Northwest Land Investments
16633 Ventura Blvd.
Suite 1014
Encino, CA 91436

**THIS INSTRUMENT IS BEING RECORDED
BY MAT-SU TITLE AGENCY, LLC
AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED FOR VALIDITY
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