

2002-021269-0

Recording Dist: 311 - Palmer
9/30/2002 10:35 AM Pages: 1 of 5

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702-1666

**THIS COVER SHEET HAS BEEN ADDED
TO THIS DOCUMENT
BY
FIRST AMERICAN TITLE OF ALASKA
TO PROVIDE SPACE FOR RECORDING
DATA. THIS COVER SHEET APPEARS
AS THE FIRST PAGE OF THE
DOCUMENT IN THE OFFICAL PUBLIC
RECORD.**

DO NOT DETACH

**PROTECTIVE COVENANTS AND RESTRICTIONS
FOR REAL PROPERTY DESCRIBED AS :**

See attached Exhibit A

1. LAND USE:

This 17.46 acres parcel is in the process of being further subdivided into 4 Lots to be known as Lots 26, 27, 28, & 29 Block 1 Snowgoose Pond Addition Number 1. These lots will range from 2.0 acres to 6.5 acres and when sold by the developer, will have additional protective Covenants, Conditions and Restrictions recorded on each lot. This document is intended to insure that at a minimum there will be, NO temporary structures, to include trailers, RV's or mobile homes will be constructed or moved upon any parcel and used as temporary dwelling while home is being constructed or after home is constructed. All buildings constructed on said parcels shall be finished on the exterior within 12 months after start of construction. All homes to be constructed on permanent foundations, all foundations must meet I.C.B.O. codes. Single family residential homes only, all homes must be a minimum of 1500 sq. ft. In addition to single family homes, lots 26, 27, 28 & 29 may be developed with a shop building (finished in harmony with the single family residence) used for interior and exterior storage maintenance of personal heavy equipment so long used the lot owner complies with item 6 below and provides an earthen berm or fence to shield this activity from neighboring properties. No office/ warehouse or commercial leasing activity is allowed.

2. BUILDING LOCATIONS:

All buildings and outbuildings will be built in compliance with borough setbacks and lot lines.

3. WATER SUPPLY:

No individual water supply system shall be permitted on any lot unless such a system is located, constructed, and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such a system as installed shall be the responsibility of the individual owner.



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4. SEWAGE DISPOSAL:

No individual sewage disposal system shall be permitted on any not unless such a system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such a system as installed shall be the responsibility of the individual owner.

5. DRAINAGE:

No owner shall change or cause to be changed, or interfere in whole or in part with the natural drainage of the parcels.

6. NUISANCES:

No noxious or offensive activity shall be carried on upon any parcel, nor shall anything be done thereon which may or can become an annoyance or nuisance to the neighborhood. **(EXCEPTION)** A permitted use of this property will include an airstrip and associated activity of aircraft including: landing of aircraft, storage and maintenance of aircraft and aircraft hangers.

7. RE-SUBDIVISION OF LAND:

No re-subdividing of parcels into less than 2 acre parcels.

8. ANIMALS:

No dog teams are allowed on any of the parcels for any amount of time, all animals will comply with #6 of covenants.

9. VEHICLE STORAGE:

No recreational vehicles such as, but not limited to travel trailers, boat trailers, and campers shall be permitted to remain on public dedicated right-of-ways for more than 8 hours. No vehicle requiring significant repair (in an extreme state of disrepair) shall ever be parked or permitted to remain on public right-of-way. This means a vehicle that is incapable of moving under its own power. Further, no parcel shall be used to store vehicles in gross disrepair and or vehicles that are abandoned.



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10. LOT LINES:

No building can be done within 50ft. of all lot lines.

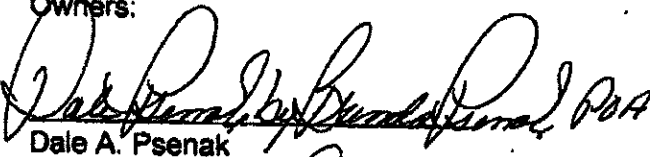
11. FUTURE SALES AND DIVISION OF LAND:

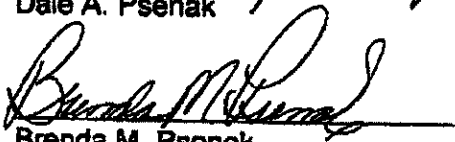
These covenants shall carry over to any future divisions of land.

12. TEMPORARY LAND USE:

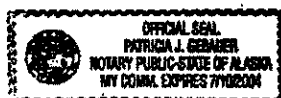
The east portion of this property is currently being used as a gravel extraction operation. It is not the intension of either party (seller & buyer) to have this area be a commercial gravel operation, but rather a source of gravel for the development of the neighboring properties. In no case will the finished elevation be less than 10' above the surrounding water table. The gravel removal for the initial development will continue no later than November 1, 2003. After that time frame the Buyers will not have more than one to two acres used for gravel extraction at any one time. As the areas are lowered to their desired elevation the Buyers will cover them with a minimum of one foot of soil and allowed to re-vegetate and construct a berm along the common property line to serve as a visual buffer from the gravel removal operations and surrounding properties.

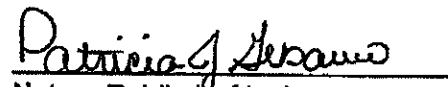
Owners:


Dale A. Psenak


Brenda M. Psenak

I CERTIFY that Brenda M. Psenak did appear before me and sign the foregoing document freely and voluntarily for the stated purpose and reasons set forth therein on the 26 day of Sept, 2002.




Notary Public in Alaska
my commission expires 7/10/04



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FIRST AMERICAN TITLE *of Alaska*

165 East Parks Hwy, Suite 101, Wasilla, AK 99654
Phone: (907)376-5248 Fax (907)376-6010

ORDER NO. 702-1666

EXHIBIT "A"

A parcel of land contained entirely within the SE1/4, Section 25, Township 18 North, Range 1 East, Seward Meridian Alaska, Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Commencing at the quarter corner common to Sections 25 and 30 of Township 18 North, Range 1 East, Seward Meridian, Alaska, which is marked with a found 2 1/2" G.L.O. brass cap monument set in 1930; thence S 89° 55' 22" W 2641.00 feet, along the center quarter line, to the center quarter of Section 25, marked by a found 2" brass cap monument set in 1977 by LS-2233, this line being the "BASIS OF BEARING" for this description, and this point being the "TRUE POINT OF BEGINNING" for this description; thence N 89° 55' 22" E 1981.00 feet, along the center quarter line to the northeast corner of this description; thence S 00° 00' 00" W 390.07 feet, along the line common to Parcels No. 1 & 4 of this waiver, to the southeast corner of this description; thence S 89° 56' 03" W 1980.55 feet, along the line common to Parcels 1 & 4 of this waiver, to the center quarter line and the southwest corner of this description; thence N 00° 03' 57" W 389.67 feet, along the center quarter line, to the "TRUE POINT OF BEGINNING", also known as Parcel No. 1 of MSB Waiver Resolution Serial No. 2002-150-PWm, recorded September 17, 2002 as Serial No. 2002-020286-0.

Note: Tax ID: 18N01E25D006 is for the Parent Parcel.

