

PROTECTIVE COVENANTS AND RESTRICTIONS FOR

MAJESTIC VIEW ESTATESBOOK 170 PAGE 37

PREAMBLE

ELDEN LEE REESE & NANCY J. REESE, do hereby establish and file for record, the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements of that property located in MAJESTIC VIEW ESTATES, which is located in the Seward Meridian, Alaska: Township 20 North, Range 9 east, Section 25, U.S. Government Lots 3 & 4, Matanuska-Susitna Borough.

COVENANTS

1. All lots may be used for recreational or residential purposes only.
2. The area of the lots herein described shall not be reduced in size by resubdivision. No more than one single family dwelling per lot.
3. Building may not remain in an unfinished state for more than two (2) years. All garages, outbuildings and storage buildings shall be of the same desirable quality and workmanship as any residential/ recreational dwelling. No quonset huts or like buildings shall be used on any lot for any purpose. Trailer houses allowed only while constructing dwelling.
4. In order to maintain the natural setting and aesthetic value of MAJESTIC VIEW ESTATES, no standing timber shall be cut except that which is necessary and reasonable for the following reasons:
 1. Site preparation for dwelling or buildings.
 2. Removal of hazardous & dangerous timber.
 3. Clearing of access for driveways.
 4. Selective cutting (not clear cutting) for landscaping or improvement of view.
5. Lots shall not be used or maintained as a dumping ground for rubbish. No private garbage pits will be allowed. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No lots shall be used for storage of junk vehicles or any unsightly accumulation of surplus property.
6. Activity which is noxious or offensive shall not be permitted, nor shall anything be done thereon which may be unsightly or become an annoyance or nuisance to the neighborhood.
7. Animals, livestock or poultry may not be raised, bred or kept by lot owners with less than two (2) contiguous acres, Except dogs (not more than two), cats or other household pets. No lot in the MAJESTIC VIEW ESTATES may be used to raise, bred or maintain any livestock, animals or poultry for commercial purposes.

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GENERAL PROVISIONS

1. These covenants and general provisions are to run with the land and shall be binding on all parties and all persons claiming under them, unless an instrument signed by the owners of a majority of lots of record has been recorded, agreeing to change said covenants and/or general provisions in whole or part.

2. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages and such actions may be brought by the owner or owners of record of any lot in the subdivision.

3. Invalidation of any one of these covenants by judgement or court order, shall in no way effect any of the other provisions which shall remain in full force and effect.

Elden Lee Reese
ELDEN LEE REESE

Nancy J. Reese
NANCY J. REESE

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.
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THIS IS TO CERTIFY that on the 27th day of February, 1978, before me, the undersigned notary public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ELDEN LEE REESE and NANCY J. REESE, known to me and to me known to be the individuals named in and who executed the above and foregoing instrument, and they acknowledged to me the execution thereof as their free and voluntary act and deed for the use and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year hereinabove first written.

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RECORDED-FILED
PALMER REC.
DISTRICT

JUL 20 3 42 PM '78

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REQUESTED BY MATANUSKA - SUSITNA BOROUGH INC.
ADDRESS _____ BOX 8
PALMER, ALASKA 99645

Ernest S. Hattwell
NOTARY PUBLIC for Alaska
My commission expires: 1-19-80