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2007-020327-0

Recording Dist: 311 - Palmer
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THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

August 23, 2001

SUNCREST SUBDIVISION

PREAMBLE

Suncrest Subdivision, does hereby establish and file for record the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and /or improvements of the property located in Sun crest Subdivision. Containing the following: LOTS 2, 3, 4, 7 & 8 Blk 1 and Lots 3, 4, 5, 6, 8 & 9 Blk 2.

The plat of this subdivision is recorded in the office of the Recorder for the Palmer Recording District as Plat No. 91-70, makes reference to these covenants.

COVENANTS

1. All lots may be used for single family residential purposes only.
2. It being the intention and purpose of the covenants to assure that all dwellings shall be of quality workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, the minimum ground floor area of the main structure exclusive of one-story open porches and garages shall contain not less than 950 square feet. All lots are restricted to buildings and dwellings with permanent foundations. Mobile homes are not allowed.
3. Buildings may not remain in an unfinished state externally for more than 1 year. All garages, out buildings, and storage buildings shall be of the same desirable quality and workmanship as the residential dwelling no quonset huts or surplus buildings shall be used on any lot for any purpose. No structure of a temporary character, basement, tent, shack, garage, barn or other out-building



shall be used on any lot at any time as a residence either temporarily or permanently.

4. In order to maintain the natural setting and aesthetic value of the SUNCREST SUBDIVISION, extreme care will be taken in the construction phase to retain as many of the trees and the natural vegetation as possible, but clear cutting is not permitted.
5. No lot shall be used for storage of derelict and unregistered motor vehicles or any unsightly accumulation of surplus property. Heavy equipment allowed out of sight.
6. Farm animals, livestock, or poultry may not be raised, bred or kept on any lot except three (3) or less dogs, cats, or other normal household pets provided that they are not kept, bred, or maintained for any commercial purposes. All dogs shall be restrained as necessary to prevent their becoming a nuisance. Specifically excluded and not allowed are dog sled teams, hogs, or horse.

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 proceedings 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 affect any of the other provisions which shall remain in full force and affect. For a period of twenty five (25) years and consecutively for this period of years one (1) time over.



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Dated this 9 day of 8, 07

By: Alta F. Sundberg

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 9th day of August, 2007, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Alta F. Sundberg, to me known to be the one who executed the above and foregoing instrument and acknowledged to me that she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate above written.



Timothy R. Breedon
Notary Public in and for Alaska
My Commission Expires: July 4, 2010

Return to
Alta F. Sundberg
P.O. Box 570358
Big Lake Alaska
99652



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