

## PTARMIGAN-VILLAGE COVENANTS

### Unit No. 2

PTARMIGAN-VILLAGE IS DESIGNED TO BE A SHOWPLACE OF ALASKAN LIVING. IN THE EARLY STAGES IT IS VISUALIZED THAT THE PRIME UTILIZATION OF THE PROPERTY WILL BE FOR RECREATIONAL PURPOSES. DURING THE TRANSITION PERIOD, A MIXTURE OF PERMANENT HOME AND RECREATIONAL STRUCTURES WILL COMPLIMENT EACH OTHER. IN THE FINAL STAGE, EIGHTY-TWO FAMILIES WILL ENJOY LOW DENSITY LIVING IN A SETTING OF NATURAL BEAUTY.

THE FOLLOWING COVENANTS ARE DESIGNED TO FORMALIZE THE ORDERLY GROWTH OF THIS DEVELOPMENT AND TO MUTUALLY PROTECT THE INVESTMENTS OF THE HOME OWNERS:

#### 1. LAND USE

NO LOT SHALL BE USED EXCEPT FOR SINGLE FAMILY RECREATIONAL AND RESIDENTIAL PURPOSES. NO LOT SHALL BE REDUCED IN SIZE BY RE-SUBDIVISION UNLESS OWNER HAS WRITTEN CONSENT OF FIFTEEN OUT OF TWENTY ADJACENT LOT OWNERS.

#### 2. STRUCTURES

ALL STRUCTURES CONSTRUCTED OR MOVED INTO THE DEVELOPMENT SHOULD REFLECT THE DESIRE OF THE OWNER TO SUPPORT THE ORDERLY GROWTH REFLECTED IN THESE COVENANTS. PICTURESQUE STRUCTURES ARE TO BE ENCOURAGED. UNSIGHTLY STRUCTURES SUCH AS SHACKS, TRAILERS FOR PERMANENT LIVING, BASEMENT DWELLINGS, RAGGED OUT-BUILDINGS, AND LEAN-TOS ARE PROHIBITED.

#### 3. TRASH AND LITTER

UNSERVICABLE AUTOMOBILES, TRUCKS AND SIMILAR EQUIPMENT ARE PROHIBITED AND MUST BE REMOVED. TRASH AND LITTER SHALL NOT BE ALLOWED TO ACCUMULATE. ALL PROPERTY OWNERS WILL ASSIST IN THE PREVENTION OF LITTER ACCUMULATION ON PUBLIC ROADS AND IN DEDICATED AREAS.

#### 4. TREES

TREE CUTTING WILL BE KEPT TO AN ABSOLUTE MINIMUM COMMENSURATE WITH CONSTRUCTION AND SAFETY REQUIREMENTS. THE MAGNIFICENT TREES IN PTARMIGAN-VILLAGE ARE A MAJOR ASSET TO ALL HOME OWNERS. THEY MUST BE PROTECTED.

#### 5. WILDLIFE

NO PERSON SHALL MOLEST NOR ALLOW ANYONE ELSE TO MOLEST ANY WILDLIFE IN THIS DEVELOPMENT. NO PROPERTY OWNER SHALL INTRODUCE INTO THE DEVELOPMENT ANY ANIMALS WHICH MAY RESULT IN A NUISANCE OR THREAT TO THE EXISTING WILDLIFE OR THE OTHER PROPERTY OWNERS.

6. MOTORIZED VEHICLES

MOTORIZED VEHICLES SUCH AS SNOW MACHINES, TRAIL BIKES, MOTORCYCLES, DUNE BUGGIES, ETC. SHALL BE OPERATED AT MINIMUM SPEEDS AND EXIT THE SUBDIVISION BY THE MOST EXPEDITIOUS ROUTE.

7. NUISANCES

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

8. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION PERIOD.

9. LIVESTOCK

OWNERS MUST CONFORM WITH ALL APPLICABLE HEALTH AND SANITATION LAWS.

10. DITCHES, NATURAL DRAINAGE

NO DITCHES OR OBSTRUCTIONS SHALL BE PLACED SO AS TO INTERFERE WITH THE NATURAL DRAINAGE OF THE LAND. NO MATERIAL OR REFUSE SHALL BE PLACED OR STORED ON ANY LOT WITHIN TWENTY FEET OF ANY DRAINAGE OR DITCH EXCEPT THAT CLEAN FILL MAY BE PLACED NEARER PROVIDED THAT THE NATURAL FLOW OF WATER IN A DRAINAGE DITCH IS NOT ALTERED OR BLOCKED BY SUCH FILL.

11. EASEMENTS

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. EASEMENTS FOR POWER LINES WILL CONSIST OF STRIP OF LAND NOT TO EXCEED TEN FEET ON EACH SIDE OF PROPERTY LINE AND A STRIP OF LAND NOT EXCEEDING FIVE FEET ON EACH SIDE OF PROPERTY LINE FOR A SECONDARY LINE, EXCEPT WHERE TELEPHONE AND LIGHT POLES REQUIRE THE EXTENSION ANCHOR OR GUYS. EASEMENTS ARE RESERVED IN, INTO, OVER, UPON, ACROSS AND UNDER STRIPS OF LAND WHERE NECESSARY IN THE PRACTICAL FURNISHING OF LIGHT AND TELEPHONE WIRES, ONLY, CONFINED, HOWEVER, TO SUCH HEIGHTS AND LOCATIONS AS NOT TO INTERFERE WITH ANY BUILDINGS OR STRUCTURES.

12. WATER SUPPLY

NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS DESIGNED, LOCATED OR CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF HEALTH, AND FEDERAL HOUSING AUTHORITY.

13. SEWAGE DISPOSAL

NO INDIVIDUAL SEWAGE DISPOSAL SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS DESIGNED, LOCATED OR CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF HEALTH AND THE F.H.A. NO SEWAGE DISPOSAL EXCEPT AS PROVIDED IN THESE COVENANTS SHALL BE PERMITTED.

14. TRAILERS

NO LOT OR PORTION THEREOF SHALL BE USED AS A TRAILER PARK, TEMPORARY OR OTHERWISE.

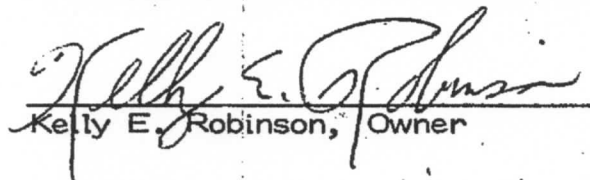
CHANGES TO THESE COVENANTS

CHANGES TO THESE COVENANTS ARE PERMITTED ONCE EACH YEAR IN THE MONTH OF AUGUST UPON WRITTEN AGREEMENT OF 70% OF THE OWNERS OF RECORD OF PTARMIGAN-VILLAGE PROPERTY.

GENERAL

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THESE COVENANTS, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. THE PURCHASE OF ANY LOT IN THE SUBDIVISION SHALL CONSTITUTE AN AGREEMENT ON THE PART OF SUCH PURCHASER TO BE BOUND TO THESE PROTECTIVE COVENANTS IN THEIR ENTIRETY AND TO ABIDE BY THE SAME.

PTARMIGAN-VILLAGE SUBDIVISION

  
\_\_\_\_\_  
Kelly E. Robinson, Owner

  
\_\_\_\_\_  
Mary C. Robinson, Owner

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 2nd day of January, 1974, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared KELLY E. ROBINSON and MARY C. ROBINSON, known to me and to me known to be the individuals who executed the foregoing instrument, and he acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Margaret P. Smith  
Notary Public in and for Alaska  
My Commission Expires: 9-12-77



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RECORDED-FILED  
PALMER REC.  
DISTRICT

JUN 12 9 47 AM '74

REQUESTED BY VALLEY ABSTRACT  
BOX 768  
ADDRESS PALMER, ALASKA 99645

Rec 625837

Return to FESA  
Escrow 1909