

91-203

PROTECTIVE COVENANTS and RESTRICTIONS
KAVIK ESTATES SUBDIVISION

1. All on site well and septic systems shall meet minimum requirements of the State of Alaska Department of Conservation and the Kenai Peninsula Borough.
2. All construction shall comply with Kenai Peninsula Borough minimum requirements as to lot line set back.
3. No structure of a temporary character on any lot shall be used for residence for more than one year.
4. No abandoned, wrecked or unlicensed motor vehicles will be allowed.
5. No garbage pits will be allowed. Property owners are expected to keep lots free of debris.
6. No breeding, boarding or raising of animals shall be allowed, or activities that create noise or odors detectable from the front, side, or rear lot lines.
7. No noxious or offensive objects or activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, condition or restriction, either to restrain violation or to recover damages, or both. Such actions may be brought by any lot owner or other holder of a real interest.
9. These restrictions are for the protection of all property owners in this subdivision. It is understood and agreed that the covenants herein contained are to run with the land and are binding on all parties claiming under them.

By [Signature]
Kavik Kenai, an Alaska Limited Partnership
Post Office Box 7459
Nikiski, Alaska 99635

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 11th day of June, 1991 before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Ronald J. Johnson, as General Partner for Kavik Kenai Ltd., known to me and to me known to be the individual named in and who executed the foregoing instrument, and he/she acknowledged to me that he signed the same freely and voluntarily for the purposes therein set forth.

WITNESS my hand and official seal.

After recording, return to:
Kavik Kenai, Ltd.
P.O. Box 7459
Nikiski, AK 99635

[Signature]
Notary Public in and for Alaska
My commission expires 3-5-93
STATE OF ALASKA
PATSY MIZERA
My Commission Expires 3-5-93

91-4021

KENAI REC DISTRICT
REQUESTED BY II
734382

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This instrument is being recorded by TransAlaska Title Insurance, Inc. as an accommodation only. It has not been examined as to its effect if any, on the title of the estate therein.

Plat #76-11, 79-179, 82-17, and 78-200 as filed in the Kenai Recording District, Third Judicial District, State of Alaska.