

LAFLEUR'S LAGNIAPPE SUBDIVISION ADDN. NO 1  
AND REPLAT OF TRACT 1,2 AND 4, BLOCK 1 AND TRACT 1, BLOCK 2  
LAFLEUR'S LAGNIAPPE SUBDIVISION, according to Plat No. 79-86,  
Kenai Recording District, Third Judicial District,  
State of Alaska

1. The purpose of these covenants is to assure all property owners protection from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to build and maintain their homes within the above described property.
2. All lots shall solely be used for recreational or residential purposes. Each lot is restricted to single family dwelling or duplex.
3. No building or structure shall be constructed within twenty five (25) feet from side and back of property lines and twenty (20) feet from public road right of ways, exception being the sale of one or more lots to the same individual, whereupon structure may be located within said lots at buyers discretion, maintaining twenty five (25) feet outer boundary lines and twenty (20) feet from public road right of ways. All exterior construction must be completed within two (2) years from date of start. Completion shall include painting, staining, staining or finish siding or finish work. There is no limit to the size of mobile homes provided exterior is maintained, clean and skirted. Consideration of ecology is primary, trees may be thinned so long as esthetic beauty any privacy may be retained. All cuttings must be removed from property and firewood, if any, must be neatly stacked.
4. All maintenance and cost of maintenance of roadways and cost of improvements, plus real estate taxes of each property owner are the responsibility of individual lot owners. Each lot owner shall be responsible for water and sewer treatment to his lot and systems will meet environmental requirements. Costs of electricity and telephone shall be each lot owners responsibility. Each lot owner shall be responsible for any dogs which will be fenced in and have to be removed should proved to

be a nuisance to other lot owners. No kennels are permitted. No livestock will be permitted.

5. No lot may be resubdivided.

6. There are to be no junk yards, commercial gravel pits, dog teams, auto repair or manufacturing plants, commercial business or other noxious or offensive activities permitted. All trash, garbage and rubbish shall be kept in sanitary containers and removed to proper land fill. Burning shall be in accordance with the Bureau of Land Management requirements. No inoperative vehicles are to be permitted for more than ninety (90) days.

7. A ten (10) foot utility easement shall be on each lot. Culverts of no less than twelve (12) inches will be used at junction of driveways and subdivision roads where culverts are necessary to provide proper drainage.

8. These covenants are to run with the land and shall be binding to all persons and parties claiming unto them for a period of thirty (30) years from the date these covenants are recorded and automatically extended for successive periods of ten (10) years each, unless instrument signed by majority of lot owners of record at closing be recorded agreeing to change said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person violating any of the proceeding covenants. Invalidation of any one of these covenants or restrictions by court order shall in no way affect any of the other covenants which shall remain in full force and effect.

Dated this 4th day of October, 1984.

*Ronald J. Lafleur by  
himself, his Attorney in Fact*

*Wanda C. Lafleur, by  
himself, her Attorney in Fact*

RONALD J. LAFLEUR, by  
WM. ROY ELLISTON, his Attorney  
in Fact

WANDA C. LAFLEUR, by  
WM. ROY ELLISTON, her Attorney  
in Fact

Third Judicial District) ss.  
State of Alaska )

The foregoing instrument was acknowledged before me this 4th  
day of October, 1984 by Wm. Roy Elliston as attorney in fact for  
Ronald J. Lafleur and Wanda C. Lafleur.

84- 012829

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KENAI REC.  
DISTRICT

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REQUESTED BY CIT

ADDRESS \_\_\_\_\_

*Marian*

My commission

