

DECLARATION AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

FOR

ADAMS SUBDIVISION UNIT NO. 2

PLAT # 79-300

PALMER RECORDING DISTRICT, STATE OF ALASKA

THE FOLLOWING RESTRICTIONS SHALL BE IN EFFECT FOR TWENTY YEARS FROM DATE UNLESS MODIFIED, AMENDED OR DELETED BY WRITTEN AND ACKNOWLEDGED APPROVAL OF THE OWNERS OF AT LEAST 50% OF THE LOTS IN THE SUBDIVISION:

1. The restrictions of this covenant pertain to all lots in the subdivision.
2. Each lot may be further divided into two or more parts and two lots may be joined together as one; or three lots may be subdivided into two lots of larger dimensions than any of the three lots prior to such combination or re-subdivision.
3. No temporary residence such as a quonset, yuchut, tar-paper or other unsightly structures shall be permitted on any lot.
4. Any residential structure commenced on any lot shall have the exterior thereof completed within fourteen months of commencement of construction, and no basement-type house shall be permitted without completion of one story above ground with exterior finished not later than two summer construction seasons after commencement of the basement portion.
5. No cesspool, septic tank or sewage disposal field shall be permitted within 100 feet of the shoreline of East Butterfly Lake, and no dumping of sewage, garbage or other refuse into the lake shall be permitted.
6. No illegal, noxious or offensive business or activity shall be conducted on any lot nor anything done thereon which will become a nuisance to the neighborhood.

THESE COVENANTS MAY BE ENFORCED BY ACTION AT LAW OR AT EQUITY BY THE OWNER OF ANY LOT OR LOTS IN THE SUBDIVISION BY ACTION TO COMPEL REMOVAL OF OFFENDING STRUCTURES OR FOR DAMAGES OR VIOLATIONS OR ANY OTHER REMEDY AVAILABLE OR COMBINATION THEREOF.

By Bruce D. Adams
Bruce D. Adams

Ruth A. Adams
Ruth A. Adams

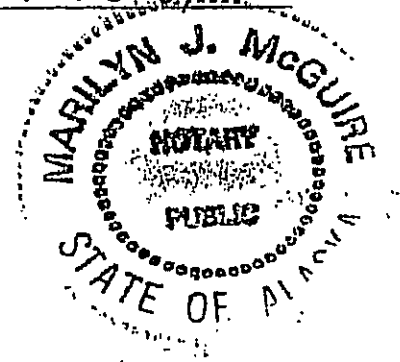
STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on the 2nd day of JAN., ~~1978~~, 1979
before the undersigned Notary Public in and for Alaska, duly
commissioned and sworn as such, personally appeared Bruce D. Adams
and Ruth A. Adams, known to me to be the persons named in and who
executed the above and foregoing instrument, and acknowledged to me that
they 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 first above written.

Marilyn J. McGuire
Notary Public in and for Alaska

My commission expires: 4-15-81



79 002639

~~RECORDED - FILED~~
PALMER REC.
DISTRICT

FEB 28 2:05 PM '79

REQUESTED BY _____

ADDRESS MATANUSKA - SUSITNA BOROUGH ..
BOX B
PALMER, ALASKA 99645

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