

PROTECTIVE COVENANTS AND RESTRICTIONS FOR

STAR LAKE SUB

PREAMBLE

STAR LAKE SUB, INC., an Alaskan corporation, does hereby establish and file for record the following declarations, reservation protective covenants, limitations, conditions, and restrictions regarding the use and/or improvement of the property located in STAR LAKE SUB, which is located in the NE 1/4 of the NE 1/4 of Section 3, T17N., R2W., Seward Meridian, Alaska, Palmer Recording District, as Plat No. 79-132, Serial No. 79-11814 of the said plat takes reference to these covenants.

COVENANTS:

1. No lot shall be used except for residential/recreational purpose.
2. No building exterior shall remain in an unfinished state for more than one year from commencement of construction of said residence.
3. No lot shall be used or maintained as a dumping ground for rubbish. No private garbage pits will be allowed. Trash, garbage or other waste shall be kept in sanitary containers. All other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No lot or portion thereof shall be used for storage of junk vehicles or any unsightly accumulation of surplus property.
4. No activity which is noxious including motor bikes or snowmachines without mufflers shall be permitted nor shall anything be done thereon which may be unsightly, or become an annoyance or nuisance to the neighborhood.
5. Horses, poultry and housepets may be raised, bred or kept, provided that they are not maintained for any commercial purpose. No sled dogs.
6. A minimum residential lot shall accommodate only one detached single family residence, plus buildings accessory to the residential use.
7. No residential buildings of less than nine hundred sixty (960) square feet shall be constructed on any lot.
8. No structure of a temporary character, including but not limited to a basement, tent, shack, garage, barn, or other structure shall be used as a residence. Trailers permitted for one year while home is being built. Buildings necessary for the storage of

tools and/or equipment directly related to the construction of a permanent residence that meet the requirements set forth herein above will be permitted during the construction period only.

9. No commercial vehicles or similar commercial or construction equipment shall be placed, parked, erected, or maintained on any lot unless in an enclosure conforming in appearance with approved residence.

GENERAL PROVISIONS:

1. These covenants, conditions, and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded unless an instrument signed by a majority of the then recorded owners of lots in the STAR LAKE SUBDIVISION has been recorded, agreeing to change said covenants in whole or in part, as long as such changes abide by borough regulations.

2. Enforcement shall be appropriate proceedings of law or in equity against any person or persons violating or attempting to violate any covenant, condition, or restriction herein contained. Such proceedings may be brought by the owner or owners of record of any lot in the subdivision. Failure to enforce any covenant, condition, or restriction herein contained shall be in no event be deemed a waiver of the right to do so hereafter.

3. Invalidation of any of these covenants, conditions, or restrictions by judgement or court order shall in no way affect any other provisions which shall remain in full force and effect.

State of Alaska

Municipality of Anchorage

On the 22nd day of September, 1978 before me came Richard J. Hensel, Darrell L. Farmen, Carol A. Farmen, and Mary Ann Hensel to me known to be the individuals described in, and who executed the foregoing instrument, and acknowledged that they executed the same.

Richard J. Hensel
My Commission Expires
March 31, 1981

Richard J. Hensel
Darrell L. Farmen
Carol A. Farmen
Mary Ann Hensel

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PALMER REC.
DISTRICT

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REQUESTED BY *Darrell Farmen*
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