

PROTECTIVE COVENANTS AND RESTRICTIONS

FOR

DILLEY ESTATES *Phase I 95-62*

HOUSTON, ALASKA

GENERAL PROVISIONS:

These covenants are intended to apply to land described as Dilley Estates and shall be binding to all parties and persons owning parcels of land within the boundaries.

DWELLING QUALITY

All dwellings, regardless of type, size or construction, shall be firmly set and kept free of garbage, trash and/or other unsightly features. In the event of complaint, consensus of the majority of the other property owners of Dilley Estates shall determine acceptable standards.

No building, regardless of type, size or construction, shall be located on any lot nearer than twenty-five (25) feet from the front lot line, twenty (20) feet to the rear lot line, or nearer than ten (10) feet to the side lot lines.

NUISANCES, WASTE

No noxious or offensive activity shall be conducted on any parcel, nor shall anything be done thereon which may become an annoyance to the adjoining property owners and/or tenants.

Garbage and trash shall be contained in closed containers.

Storage of motor vehicles without current registration shall not be permitted.

Any and all other equipment shall be functional and stored in an orderly manner.

LIVESTOCK, PETS AND POULTRY

Animals are allowed but must not be a nuisance to the neighbors. There shall be no more than three dogs. No pigs are allowed.

Livestock must be well cared for. All fences shall be of substantial construction and appealing design.

*Return to -  
Phyllis Dilley Backhaus  
P.O. 940-123  
Houston, Ak 99694*

PARKING RESTRICTIONS

No moveable objects such as boats, campers, trucks, house trailers, motorcycles or cars shall be left parked on the right-of-way for more than twenty-four (24) consecutive hours.

CHANGES IN COVENANTS

These covenants and general provisions are to run with the land and shall be binding on all parties and persons claiming under them unless an instrument signed by the owners of a majority of lots of record has been recorded, agreeing to change said covenants and/or general provisions in whole or part.

ENFORCEMENT

Enforcement shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage.

Such actions may be brought by the owner or owners of record of any lot in the subdivision

INVALIDATION

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

DATED THIS 18<sup>th</sup> DAY OF Aug, 1995

OWNER: Phyllis L. Backhaus  
Phyllis L. Backhaus

ACKNOWLEDGEMENT

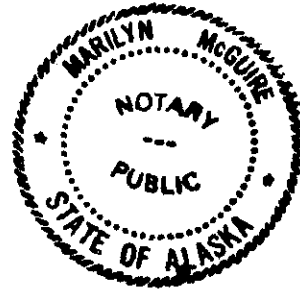
On this 18<sup>th</sup> day of AUGUST 1995, before me, the undersigned, a Notary Public, personally appeared Phyllis L. Backhaus, known to me to be the person described in the foregoing instrument and acknowledgment that they executed the same for the uses and purposes therein stated.

WITNESS MY HAND AND OFFICIAL SEAL:

95-011513

18<sup>th</sup>

Marilyn McGuire  
Notary Public in and for Alaska  
My Commission expires 2-22-97



PALMER REC. DISTRICT

REQUESTED BY Phyllis Backhaus

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