

LEISUREWOOD
SUBDIVISION COVENANTS
UNIT I

Plat File No. 78-181

Located within Sec. 28 & the N.W. 1/4 Sec. 33, T. 18 N., R. 2 W., SM, AK

1. **PREAMBLE:** The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to erect their homes. These covenants will be in effect from the date recorded in the the Palmer Recording District, Third Judicial District, State of Alaska.
2. **LAND USE AND BUILDING TYPE:** All lots shall be used for residential purposes and restricted to single family residences, except Lots 1,2,3,4,5 in Block 1 and Lots 10,11,12 in Block 2 shall also permit retail and service type business, except that no business use for the purpose of selling alcoholic beverages shall be allowed. No light or heavy industrial business or activity will be permitted which shall include but not be limited to; wrecking yards, asphalt plants, tannerys, concrete plants and lumber yards.
3. **BUILDING CONSTRUCTION:** All buildings shall be of new construction with new materials and built in accordance with the applicable building codes in effect at the time of construction. All single family dwellings shall have a minimum ground floor area of 800 square feet, not including garage. No mobile homes are permitted.
4. **BUILDING LOCATION:** No building shall be located on any lot nearer than 25 feet from the right of way line of any public right of way, nor nearer than 10 feet from any side lot line. No building shall be nearer than 75 feet from the normal high water mark of a water course or body of water in a shore land. This shall not be construed to permit any portion of the building to be constructed within the minimum set back requirements of the Matanuska Susitna Borough.
5. **TEMPORARY STRUCTURES:** No structure of temporary character, basement, tent, shack, garage, barn, quonset, or any other out building shall be used on any lot at any time as a residence, either temporarily or permanently. Travel trailers as temporary residences will be permitted for up to 4 continuous months during construction of building.
6. **COMPLETION OF EXTERIORS:** All houses and outbuildings must be enclosed and exteriors finished within 12 months of the time of beginning of the construction.
7. **NUISANCES:** No noxious or offensive activity 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. **INOPERABLE VEHICLES:** No inoperable vehicle shall be parked or maintained upon any lot or within any street or alley or easement, adjacent to any lot in the subdivision. A vehicle temporarily parked for repair by the owner or under the owner's direction, for a period or not to exceed 30 days, shall not be considered a violation of this provision.
9. **GARBAGE AND REFUSE DISPOSAL:** No lots shall be used or maintained as a dumping ground for rubbish. Rubbish, garbage or other waste material shall be kept in a sanitary container(s). All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. **LIVESTOCK AND PETS:** No animals, livestock or poultry of any kind shall be kept, bred or maintained for any purpose, except that household pets are permitted provided that they are kept confined to their owners property. A maximum of 3 dogs may be kept on any lot.

11. **CULVERTS:** All driveways connecting to dedicated streets within the subdivision must have a minimum of 12 inches diameter culvert extending across the width of the driveway to permit flow of drainage in the ditch.
12. **GENERAL PROVISIONS:** These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 30 years from the date the covenants are recorded.
13. **ENFORCEMENT:** Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.
14. **SEVERABILITY:** Invalidity of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
15. **LEISUREWOOD HOMEOWNERS ASSOCIATION:** Every purchaser, his heirs, successors and assigns in the ownership of lots in this subdivision, agree, as a conditions of sale, to become a member of LEISUREWOOD HOMEOWNERS ASSOCIATION. Each owner of a lot in the subdivision shall automatically be a member of such association and be bound by its governing regulations. The owner of each lot shall have one vote for each lot owned in the subdivision as to the election of members to serve as directors of such association. Membership in such association shall be limited to owners of lots in the subdivision. The association shall contract and pay for street maintenance and snow removal within the subdivision and for other reasonable undertakings mutually desired by the property owners in such subdivision. All costs and assessments of the said association shall be borne rateably by the lot owners.

Dated this 7th day of November, 1978

Rolph S. Hanson
Rolph S. Hanson
President, Valley Ventures, Ltd.

Subscribed and sworn before me this 7th day of November, 1978

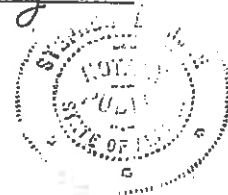
78-016429
7-

RECORDED-FILED
PALMER REC.
DISTRICT

Dec 12 3 38 PM '78

REQUESTED BY
ADDRESS SUSITNA BOROUGH
MATANUSKA COX & 99445
PALMER, ALASKA

[Signature]
Notary Public for the State of Alaska
My commission expires: July 26, 1982



LEISUREWOOD
SUBDIVISION COVENANTS
UNIT II

LOCATED WITHIN SEC. 28, T18N, R2W, S.M., AK.

1. PREAMBLE: The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to erect their homes. These covenants will be in effect from the date recorded in the Palmer Recording District, Third Judicial District, State of Alaska.
2. LAND USE AND BUILDING TYPE: All lots shall be used for residential purposes and restricted to single family residences.
3. BUILDING CONSTRUCTION: All buildings shall be of new construction with new materials and built in accordance with the applicable building codes in effect at the time of construction. All single family dwellings shall have a minimum ground floor area of 800 square feet, not including garage. No mobile homes are permitted.
4. BUILDING LOCATION: No building shall be located on any lot nearer than 25 feet from the right-of-way of any public right-of-way, nor nearer than 10 feet from any side lot line. No building shall be nearer than 75 feet from the normal high water mark of water course or body of water in a shore land. This shall not be construed to permit any portion of the building to be constructed within the minimum set back requirements of the Matanuska Susitna Borough.
5. TEMPORARY STRUCTURES: No structure of temporary character, basement, tent, shack, garage, barn, quonset, or any other out building shall be used on any lot at any time as a residence, either temporarily or permanently. Travel trailers as temporary residents will be permitted for up to 4 continuous months during construction of a building.
6. COMPLETION OF EXTERIORS: All houses and outbuildings must be enclosed and exteriors finished within 12 months of the time of beginning of the construction.
7. NUISANCES: No noxious or offensive activity 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. INOPERABLE VEHICLES: No inoperable vehicle shall be parked or maintained upon any lot or within any street or alley or easement, adjacent

to any lot in the subdivision. A vehicle temporarily parked for repair by the owner or under the owner's direction, for a period of not to exceed 30 days, shall not be considered a violation of this provision.

9. GARBAGE AND REFUSE DISPOSAL: No lots shall be used or maintained as a dumping ground for rubbish. Rubbish, garbage or other waste material shall be kept in sanitary container(s). All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

10. LIVESTOCK AND PETS: No animals, livestock or poultry of any kind shall be kept, bred or maintained for any purpose, except that household pets are permitted provided that they are kept confined to their owner's property. A maximum of 3 dogs may be kept on any lot.

11. CULVERTS: All driveways connecting to dedicated streets within the subdivision must have a minimum of 12 inches diameter culvert extending across the width of the driveway to permit flow of drainage in the ditch.

12. GENERAL PROVISIONS: These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 25 years from the date the covenants are recorded.

13. ENFORCEMENT: Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.

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

Dated this 28th day of February, 1983

83- 005132
11-

RECORDED-FILED
PALMER REC.
DISTRICT

Rolph S. Hanson

Rolph S. Hanson
President, Valley Ventures, Ltd.

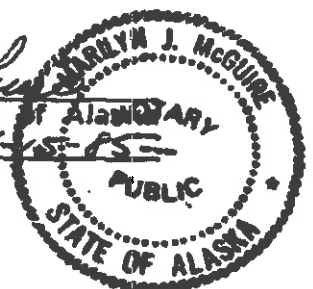
Subscribed and sworn before me this 28th day of February, 1983.

REQUESTED BY _____

ADDRESS
MATANUSKA SUSITNA BOROUGH
BOX B
PALMER, ALASKA 99645

Martha J. McGuire

Notary Public for the State of Alaska
My commission expires: 4-15-85



174882

**LEISUREWOOD
SUBDIVISION COVENANTS
UNIT III**

LOCATED WITHIN SEC. 28, T18N, R2W, S.M., AK. PLAT # 97-15

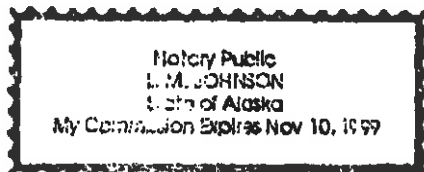
1. **PREAMBLE:** The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to erect their homes. These covenants will be in effect from the date recorded in the Palmer Recording District, Third Judicial District, State of Alaska.
2. **LAND USE AND BUILDING TYPE:** All lots shall be used for residential purposes and restricted to single family residences.
3. **BUILDINGS CONSTRUCTION:** All buildings shall be of new construction with new materials and built in accordance with the applicable building codes in affect at the time of construction. All single family dwellings shall have a minimum ground floor area of 800 square feet, not including garage. No mobile homes are permitted.
4. **BUILDING LOCATION:** No building shall be located on any lot nearer than 25 feet from the right-of-way of any public right-of-way, nor nearer than 10 feet from any side lot line. No building shall be nearer that 75 feet from the normal high water mark of water course or body of water in a shore land. This shall not be construed to permit any portion of the building to be constructed within the minimum set back requirements of the Matanuska Susitna Borough.
5. **TEMPORARY STRUCTURES:** No structure of temporary character, basement, tent, shack, garage, barn, Quonset, or any other out building shall be used on any lot at any time as a residence, either temporarily or permanently. Travel trailers as temporary residents will be permitted for up to four (4) continuous months during construction of a building.
6. **COMPLETION OF EXTERIORS:** All houses and outbuildings must be enclosed and exterior finished within 12 months of the time of beginning of the construction.
7. **NUISANCES:** No noxious or offensive activity 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. **INOPERABLE VEHICLES:** No inoperable vehicle shall be parked or maintained upon any lot or within any street or alley or easement, adjacent to any lot in the subdivision. A vehicle temporarily parked for repair by the owner or under the owner's direction, for a period of not to exceed 30 days, shall not be considered a violation of this provision.

RETURN TO:
 ROLPH HANSON
 POB 91516
 ANCHORAGE, AK
 99504-1516

9. **GARAGE AND REFUSE DISPOSAL:** No lots shall be used or maintained as a dumping ground for rubbish. Rubbish, garbage or other waste material shall be kept in sanitary container(s). All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. **LIVESTOCK AND PETS:** No animals, livestock or poultry of any kind shall be kept, bred or maintained for any purpose, except that household pets are permitted provided that they are kept confined to their owner's property. A maximum of 3 dogs may be kept on any lot.
11. **CULVERTS:** All driveways connecting to dedicated streets within the subdivision must have a minimum of 12 inches diameter culvert extending across the width of the driveway to permit flow of drainage in the ditch.
12. **GENERAL PROVISIONS:** These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 25 years from the date the covenants are recorded.
13. **ENFORCEMENT:** Enforcement shall be by proceeding at law of equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.
14. **SEVERABILITY:** Invalidity of any of these covenants by judgment or court order shall in no way affect any of the other provision which shall remain in full force and effect.

Dated this 21st day of March, 1997

Ralph S. Hanson
 Ralph S. Hanson
 President, Valley Ventures, Ltd.



Subscribed and sworn before me this 21st day of March, 1997.

Notary Public for the State of Alaska
 My commission expires:

L. M. Johnson 11-10-99

97-004530
 18^{sc}

PALMER REC DISTRICT

REQUESTED BY Valley Ventures

2006-014774-0

Recording Dist: 311 - Palmer
6/2/2006 8:18 AM Pages: 1 of 5

ALASKA



**LEISUREWOOD
SUBDIVISION COVENANTS
UNIT 4**

1. **PREAMBLE:** The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to erect their homes. These covenants will be in effect from the date recorded in the Palmer Recording District, Third Judicial District, State of Alaska, located within Sec. 28, T18N, R2W, S.M., Alaska, according to Plat #2006-28.
2. **LAND USE AND BUILDING TYPE:** All lots shall be used for residential purposes and restricted to single family residences.
3. **BUILDING CONSTRUCTION:** All buildings shall be of new construction with new materials and built in accordance with the applicable building codes in effect at the time of construction. All single family dwellings shall have a minimum ground floor area of 1000 square feet, not including garage or shop area. No garage, shop, or hangar shall be considered as part of the residential floor area requirement. Construction and appearance of all buildings shall be consistent with residence. No mobile or modular homes are permitted.
4. **BUILDING LOCATION:** No building shall be located on any lot nearer than 25 feet from the right-of-way of any public right-of-way, nor nearer than 10 feet from any side lot line. No building shall be nearer than 75 feet from the normal high water mark of water course or body of water in a shore land. This shall not be construed to permit any portion of the building to be constructed within the minimum setback requirements of the Matanuska Susitna Borough.
5. **TEMPORARY STRUCTURES:** No structure of temporary character, basement, tent, shack, garage, barn, Quonset, or any other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Travel trailers as a temporary residence will be permitted for up to four (4) continuous months during construction of a building.
6. **COMPLETION OF EXTERIORS:** All houses and outbuildings must be enclosed and exterior finished within 12 months of the time of beginning of the construction.
7. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on the property which may be, or may become, an annoyance or nuisance to the neighborhood.

8. **INOPERABLE VEHICLES:** No inoperable vehicle shall be parked or maintained upon any lot or within any street or easement, adjacent to any lot in the subdivision. A vehicle temporarily parked for repair by the owner or under the owner's direction, for a period of not to exceed 30 days, shall not be considered a violation of this provision.
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14. **SEVERABILITY:** Invalidaton 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 4th day of May, 2006.

AFTER RECORDING
RETURN TO:

Rolph S. Hanson
Valley Ventures Ltd.
127 E. Potter Drive
Anchorage, AK 99518

Rolph S. Hanson
Rolph S. Hanson
President, Valley Ventures, Ltd.

Subscribed and sworn before me this 25th day
of MAY, 2006.

Jacqueline Brumbaugh
Notary Public for the State of Alaska
My commission expires: _____

Page 2 of 4

Leisurewood Subdivision Covenants

JACQUELINE BRUMBAUGH
Notary Public
State of ALASKA
My Commission Expires
March 07, 2009



2 of 5
2006-014774-0

John R. Houlton, Jr.
John R. Houlton, Jr.

Subscribed and sworn before me this 4th day
of May, 2006.



Tiffany M. Johnson
Notary Public for the State of
My commission expires: 12-1-08

Cora L. Houlton
Cora L. Houlton

Subscribed and sworn before me this 4th day
of May, 2006.



Tiffany M. Johnson
Notary Public for the State of
My commission expires: 12-1-08



3 of 5
2006-014774-0

Anthony P. Jacobson

Anthony P. Jacobson

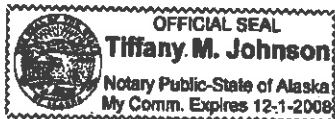


Subscribed and sworn before me this 4th day
of May, 2006.

Tiffany M. Johnson
Notary Public for the State of
My commission expires: 12-1-08

Cynthia D. Jacobson

Cynthia D. Jacobson



Subscribed and sworn before me this 4th day
of May, 2006.

Tiffany M. Johnson
Notary Public for the State of
My commission expires: 12-1-08



4 of 5
2006-014774-0

Ryan Cornelison
Ryan Cornelison
Subscribed and sworn before me this 18 day
of May, 2006.
Jeanne L. Brown
Notary Public for the State of
My commission expires: 4-7-07

Denise Cornelison
Denise Cornelison
Subscribed and sworn before me this 18 day
of May, 2006.
Jeanne L. Brown
Notary Public for the State of
My commission expires: 4-7-07



5 of 5

2006-014774-0

This Instrument is being recorded
by McKinley Title & Trust, Inc. as an
accommodation only. It has not
been examined to its effect, if any,
on the title of the estate herein.

Leisurewood Subdivision Covenants

A
L
A
S
K
A

CC

**LEISUREWOOD
SUBDIVISION COVENANTS
UNIT 5**

1. PREAMBLE: The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to erect their homes. These covenants will be in effect from the date recorded in the Palmer Recording District, Third Judicial District, State of Alaska, located within Sec. 28, T18N, R2W, S.M., Alaska, according to Plat #2003- 137
2. LAND USE AND BUILDING TYPE: All lots shall be used for residential purposes and restricted to single family residences.
3. BUILDING CONSTRUCTION: All buildings shall be of new construction with new materials and built in accordance with the applicable building codes in effect at the time of construction. All single family dwellings shall have a minimum ground floor area of 1000 square feet, not including garage or shop area. No garage, shop, or hangar shall be considered as part of the residential floor area requirement. Construction and appearance of all buildings shall be consistent with residence. No mobile or modular homes are permitted.
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14. **SEVERABILITY:** 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 12th day of September, 2003.

AFTER RECORDING
RETURN TO:

Rolph S. Hanson
Valley Ventures Ltd.
127 E. Potter Drive
Anchorage, AK 99518

Rolph S. Hanson
Rolph S. Hanson
President, Valley Ventures, Ltd.

Subscribed and sworn before me this 12th day
of September, 2003.

Karlyn V. Moyer
Notary Public for the State of Alaska
My commission expires: 2/18/04

