

- COVENANTS -

GEORGE'S SUBDIVISION

Located within Government Lot 5 and the SW1/4 NW1/4 SE1/4 SE1/4 of Section 15, Township 17 North, Range 2 East, Seward Meridian, Alaska; the Plat of said George's Subdivision of which is filed in the Office of the Recorder for the Palmer Recording District, Palmer, Alaska as Plat No. 86-61, Serial No. 86-11325 of said records, which said Plat makes reference to these covenants.

1. Lots 1 through 7, Block 1 and Lots 1 through 23, Block 2 of this subdivision may be used for residential purposes only. Tracts A and B may be used for commercial or commercial residential purposes.
2. No structure shall be placed nearer than twenty-five (25) feet from the right-of-way line of any public right-of-way nor nearer than ten (10) feet from any side lot line or rear lot line.
3. A minimum 12 inch culvert shall be installed at the intersection of all driveway approaches and interior subdivision roads in such a manner as to insure the preservation of the overall area drainage pattern.
4. It is the intention and purpose of these covenants to assure that all dwellings shall be of quality workmanship and materials suitable to the neighborhood in order to maintain the natural setting and aesthetic value of entire subdivision. All lots are restricted to buildings or dwellings with permanent foundations. Mobile homes are not allowed.
5. Buildings may not remain in an unfinished state externally for more than one (1) year. All garages, outbuildings, and storage buildings shall be of the same desirable quality and workmanship as the residential dwelling. No structure of temporary character, trailer, basement, tent, shack, garage, barn, or outbuilding shall be used as a residence, either temporarily or permanently.
6. No dwelling shall be occupied prior to construction of an approved sewage disposal system and an individual well or water system.
7. Lots shall not be used or maintained as a dumping ground for rubbish. No private garbage pits will be allowed. Temporary garbage storage shall be in closed containers designed for such purposes. No unsightly accumulation will be allowed.
8. Animals, livestock or poultry may be raised, bred and kept on any lot, providing it is not for commercial purposes. All animals shall be confined to the owner's lot and shall be restrained as necessary to prevent their becoming a nuisance or annoyance to the neighborhood. The keeping of dog teams will not be allowed.
9. All fences shall be of substantial construction and appealing design. No barb wire, chicken wire or hog wire will be allowed on lot perimeters.
10. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.
11. Invalidation of any one 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.

Spiro George

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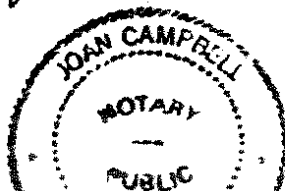
NOTARY'S ACKNOWLEDGEMENT:

Personally appeared Spiro George

Subscribed and sworn before me this 22nd day of May, 1986

Joan Campbell
Notary Public in and for Alaska

4-8-87
My Commission Expires:



86-011326

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