



**PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
SPRINGER CROSSING 2013**

**PART A. Preamble**

The undersigned owner of Springer Crossing 2013 is instituting these Protective Covenants, Conditions and Restrictions for Springer Crossing 2013 to assure a compatible development for the mutual benefit the value and utility of Springer Crossing 2013.

**Part B. Area of Application**

These covenants, conditions, and restrictions shall apply to the properties as follows:

Lots 1-4, Springer Crossing 2013, according to Plat # 2013-51, Palmer Recording District, Third Judicial District, State of Alaska.

No other lot or tract shall be subject to these covenants, conditions and restrictions. Hereinafter any person that owns an interest in the above described properties shall be referred to as "lot owner". A beneficial interest or a subsurface interest shall not be considered an interest for the purposes of this definition.

**Part C. Restricted Uses**

The following commercial and industrial uses shall be prohibited in Springer Crossing 2013:

- 1) gravel extraction, except that incidental to development of the property;
- 2) automobile salvage, manufacturing or storage, which shall not include parking incidental to any non-restricted use;
- 3) commercial automobile repairs or sales;
- 4) heavy equipment or trucking businesses;

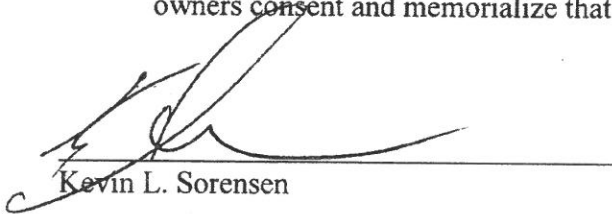
- 5) petroleum related business to include, but not limited to service stations;
- 6) convenience stores;
- 7) machine shops;
- 8) animal kennels; and
- 9) any obnoxious or offensive industrial use.

**Part D. Enforcement**

Any action to enforce these Protective Covenants, Conditions and Restrictions may be brought by any lot owner or group of lot owners.

**Part D. Duration**

These covenants shall become effective upon recording, run with the land and shall be effective in perpetuity. The covenants may only be changed if all lot owners consent and memorialize that consent by recorded document.



Kevin L. Sorensen

**ACKNOWLEDGEMENT**

On the 28<sup>th</sup> day of August, 2013, before me, the undersigned notary, personally appeared before me Kevin L. Sorensen and signed these Protective Covenants, Conditions, and Restrictions of his own free will.



Subscribed and Sworn to before me on this the 28<sup>th</sup> day of August, 2013

My Commission Expires 12-1-2014

Return to:  
Kevin L. Sorensen  
PO Box 4136  
Palmer, AK 99645



