TALKEETNA 72-529
Serial No.

BOOK 49 PAGE 784
Talkeetna Recording District

COVENANTS

SPORTSMEN ACRES SUBDIVISION

Located within SW¼ of Sec. 29, T23N, R4W, S.M.

AREA OF APPLICATION: These covenants shall apply in their entirety to all lots shown and described on the SPORTSMEN ACRES SUBDIVISION plat and have been recorded and filed concurrently with said plat, and are effective from the date shown thereon.

1. STRUCTURES

All houses and other buildings constructed within this Subdivision shall be enclosed with exteriors finished within 18 months after start of construction. Exterior finish siding shall not include any type of exposed tar-paper or asphalt paper.

2. QUONSET HUTS

No quonset hut of any type shall be allowed on any lot within this Subdivision.

3. SEWAGE DISPOSAL

Sewage disposal fields (sewage facilities) within this Subdivision shall be placed not less than 125 feet back from roadfront lot boundaries and not less than 25 feet within side lot lines (on lots with double road frontage, the road which fronts on the greatest depth of the lot shall be termed road-front for the purposes of these setbacks.

4. WATER WELLS

Water wells (either drilled or hand-dug) located within this Subdivision shall be placed not less than 100 feet from all sewage disposal fields.

5. GARBAGE DISPOSAL

Covered containers must be provided for garbage and refuse; no open refuse pits shall be allowed.

STATE OF ALASKA)
) ss
THIRD DISTRICT)

Donald F Smith
Donald F Smith, Owner

On this 20th day of June, 1972, before me, the undersigned, a Notary Public in and for Alaska, personally appeared Donald F. Smith, known to me, to be the person whose name is subscribed herein, and who acknowledged that he executed the same

[signature]
Notary Public in and for Alaska

My commission expires 9 [illegible] 74

RECORDED - ~~FILED~~ 3 00
Talkeetna DIST
6-20 1972
2 00 P M
Donald Smith
Box 1357
Anch. Ak

Rec'd 4 09 17

Approved Thomas Drabam, Planning Director
for Matanuska-Susitna Borough Planning & Zoning Commission 6-20-72