

**AMENDMENT TO CONDITIONS, COVENANTS, AND RESTRICTIONS****BREMOND FARMS ESTATES BELLA WOODS PHASE 1**

Plat No. 2020-22, Kenai Recording District

and

BREMOND FARMS ESTATES BELLA WOODS PHASE 2

Plat No. 2021-25, Kenai Recording District

THIS AMENDMENT of conditions, covenants, and restrictions, is made by **THE MARCELLA BREMOND LIVING TRUST, MARCELLA BREMOND, TRUSTEE**, of PO Box 1588, Kenai, Alaska, 99611 (hereinafter referred to for the purposes of convenience as "Declarant").

WHEREAS, Declarant previously established the conditions, covenants, and restrictions applicable to **BREMOND FARMS ESTATES BELLA WOODS PHASE 1**, Plat No. 2020-22, which were recorded on the 4th day of June, 2020, at 2020-005019-0, Kenai Recording District, Third Judicial District, State of Alaska (hereinafter referred to for the purposes of convenience as "Covenants").

WHEREAS, Declarant subsequently amended the Covenants as a "complete amendment" in the Amended Conditions, Covenants, and Restrictions recorded on the 31st day of March, 2022 at 2022-002672-0 in the Kenai Recording District.

WHEREAS, **TRACTS B and C of BREMOND FARMS ESTATES BELLA WOODS PHASE 1**, have been further subdivided into **BREMOND FARMS ESTATES BELLA WOODS PHASE 2**, Plat No. 2021-25, Kenai Recording District, Third Judicial District, State of Alaska.

WHEREAS, Declarant remains the owner of the following real property subject to the Covenants:

LOTS 24, 25, 26, BREMOND FARMS ESTATES BELLA WOODS PHASE 1, according to the official plat thereof, filed under Plat No. 2020-22, Records of the Kenai Recording District, Third Judicial District, State of Alaska; and

LOTS 5,6, 7, 8, 9, 10, 11, 12, 13, 14, 27, 28, 29, TRACT C2, and TRACT B2, BREMOND FARMS ESTATES BELLA WOODS PHASE 2, according to the official plat thereof, filed under Plat No. 2021-25, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

WHEREAS, Declarant, as an owner of the majority of the property bound by the Covenants, is authorized to amend the Covenants, and wishes to do so.

NOW THEREFORE, Declarant does hereby amend the Covenants as follows. Except for the "General Amendment", the following Articles supersede and replace the respective Articles found in the Amended Conditions, Covenants, and Restrictions recorded on the 31st day of March, 2022 at 2022-002672-0, which otherwise governs and remains in effect.

GENERAL AMENDMENT

Tract A of Phase I (Plat No. 2020-22) is exempt from all conditions, covenants, and restrictions.

I LAND USE AND BUILDING SIZE

Lots 1-4 of Plat No. 2020-22 ("Phase I"), Lots 5-14 of Plat No. 2021-25 ("Phase II"), and all lots resulting from a subsequent subdivision of Tract B2 of Phase II shall not be used for any purpose other than one single family dwelling per lot. No buildings shall be erected, altered, placed, or permitted to remain on the property other than one single family dwelling per lot. All such single family dwellings shall be a minimum of sixteen hundred square feet (1600') of living area, excluding basements, garages, and porches.

Lots 24-26 of Phase I, Lots 27-29 of Phase II, and all lots resulting from a subsequent subdivision of Tract C2 of Phase II, may also instead be used for the purpose of one multi-family duplex per lot. All units of each such multi-family duplexes shall be a minimum of one thousand square feet (1000') of living area, excluding basements, garages, and porches.

No dwellings shall exceed two and one-half (2 ½) stories in height with a maximum elevation above the lowest ground elevation being that of thirty feet (30').



XV
UTILITIES

Installation of all utilities shall be the sole responsibility of the individual lot owner. All utilities shall be underground and the installation of said utilities shall comply with all of the State of Alaska and Kenai Peninsula Borough standards.

Dated this 10 day of the April, 2026.

THE MARCELLA BREMOND LIVING TRUST




MARCELLA BREMOND, TRUSTEE

STATE OF ALASKA)
 : ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 10 day of April, 2026, before me the undersigned Notary Public in and for the State of Alaska, personally appeared **MARCELLA BREMOND**, to me known to be the Trustee of the **MARCELLA BREMOND LIVING TRUST**, and known to me to be the person who executed the within instrument on behalf of the Trust herein named.

IN WITNESS HEREOF, I have hereunto fixed my hand and seal the day and year last above written.



NOTARY PUBLIC, State of Alaska
My Commission Expires: 6/1/29



RETURN TO: MARCELLA BREMOND, PO Box 1588, Kenai, Alaska, 99611

