



DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS
FOR
HIDDEN RANCH SUBDIVISION

This Declaration is made this 9th day of February, 2018, by Spinell Homes, Inc., Declarant. By this declaration, all of the below-described real property in Palmer, Alaska, is made subject to the covenants, conditions, restriction, easements, charges, and liens hereinafter set forth for the benefit of said property and each owner thereof. The real property subject to this declaration is:

Lots 15-22, Block 1; Lots 3-15, Block 3; Lots 2-12, Block 5; Lots 24-25, Block 7; and Tract C, HIDDEN RANCH SUBDIVISION PHASE IV, according to Plat No. 2018-18 filed in the Palmer Recording District, Third Judicial District, State of Alaska.

All of the real property described above is and shall be held, transferred, sold, conveyed, occupied, and used subject to the covenants, conditions, restrictions, easements, charges and liens contained in this declaration.

A. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes in compliance with municipal ordinances. Except as permitted herein, no building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than four cars. Each dwelling must have a garage. Living in boats, trailers, motor homes, tents, shacks, or other temporary buildings of any design is expressly prohibited in Hidden Ranch Subdivision. No temporary residence is permitted in unfinished residences. Structure setbacks from lot lines shall comply with municipal ordinances.

B. MINIMUM SQUARE FOOTAGES

Each residence constructed in Hidden Ranch Subdivision shall have no less than one thousand four hundred (1,400) square feet of living area, exclusive of decks, patios, garages, etc. for a one-story dwelling, nor less than one thousand six hundred (1,600) square feet for dwellings of more than one story. Garages shall have a minimum area of four hundred (400) square feet.

C. EXTERIOR APPEARANCE, COLORS AND MATERIALS

The exterior finish of the front side of every home facing the street shall be of horizontally

placed lap siding of either cedar or an approved strand board. The remaining sides of the home may be constructed of T1-11 or an approved equal finish with grooves no wider than twelve (12) inches apart.

Exterior colors shall be restricted to soft "earth tones" as determined by the Architectural Control Committee. The exterior colors must be approved by the committee prior to application of the paint.

D. SUBDIVISION AND RESUBDIVISION OF LOTS

Lots may not be reduced in size unless a majority of all lot owners agree to the subdivision, and sign the plat to indicate their agreement. Owners of contiguous lots may, however, resubdivide their lots without the agreement of other lot owners in Hidden Ranch Subdivision, as long as no lot resulting from the resubdivision is smaller than the smallest of the lots from which the new lots were created. All subdivision or resubdivision requires approval by the Matanuska-Susitna Borough.

E. BUSINESS OR COMMERCIAL ACTIVITY

No business or commercial activity shall be maintained or conducted on any lot provided, however, that professional and administrative activities may be carried on within residences on lots so long as there exists no external evidence thereof, except as provided under paragraph N, and no violation of existing zoning ordinances occurs.

F. OUTBUILDINGS

Outbuildings including greenhouses, storage sheds, etc. may be permitted, but they must be in a style which is compatible with the architectural design of the main dwelling structure as approved by the Architectural Control Committee. Outbuildings must be permanently affixed to the ground. Outbuildings must be properly sided, painted, and roofed and may not exceed ten (10) feet in height or one hundred fifty (150) square feet in area. In addition, no outbuilding may be constructed in any front yard or in any side yard, except to the rear of the residence.

G. COMPLETION OF EXTERIORS

All homes must be enclosed and exteriors finished within nine (9) months of the commencement of initial construction on the lot. This time may be extended only with the written approval of the Architectural Control Committee.

H. COMPLETION OF LANDSCAPING

All front yards and unfenced side yards must be landscaped within twelve (12) months of the commencement of initial construction. This time may be extended only with the written approval of the Architectural Control Committee.



I. COMMERCIAL VEHICLES

Commercial vehicles, or similar commercial or construction equipment parked, placed, erected, or maintained on any Lot for any purpose except during the period of construction, must be placed behind a fence or natural vegetation screen approved by the Architectural Control Committee. This provision is not intended to restrict vehicles of one-ton capacity or less, used for daily transportation.

J. RECREATIONAL AND JUNK VEHICLES

No trailer, camper, boat, snow-machine, recreational vehicle or similar equipment shall hereafter be permitted to remain upon any lot, including, without limitation, streets, alleys or driveways, unless placed or maintained within an enclosed area, or unless obscured from view of adjoining lots, streets, by a fence or appropriate screen, and shall not be permitted to be parked other than temporarily, on any street, or any other portion of the property. Temporary parking shall mean parking of vehicles belonging to guests of lot owners, delivery trucks, service vehicles, and other commercial vehicles being used in the furnishing of services to the owners and parking of vehicles belonging to or being used by owners for loading and unloading purposes.

No automobile whether inoperative or not may be parked on the street unless it is there on a temporary basis between regular usage. Regular usage shall mean at least once every forty-eight (48) hours. No work of any kind including tune ups, oil changes or any other minor maintenance may be performed on a car while in view of the street whether or not it is in the street or on a lot. No inoperable vehicles may be stored on the street or on a lot.

K. APPROVAL OF PLANS

No building shall be erected, altered, placed or permitted to remain on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of exterior design with existing structures, and location with respect to topography and finish grade elevation. No fence shall be erected, placed or altered on any lot unless similarly approved. Approval shall be in writing according to the specific procedure and with the forms established by the Architectural Control Committee.

L. PET REGULATIONS

No animals, livestock, or poultry shall be kept on any lot except that domestic dogs, cats, fish and birds inside bird cages, may be kept as household pets provided they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities. No more than two (2) dogs may be kept outside of the residence on any lot. City of Palmer municipal codes pertaining to animals will supersede these covenants and restrictions.



One detached dog run will be allowed on any lot provided it is installed in a workmanlike manner and in a fashion approved by the Architectural Control Committee. It may cover no more area than one hundred fifty (150) square feet. Dog runs may not be constructed closer than ten (10) feet to any side property line and no closer than twenty (20) feet to any rear property line. No dog runs may be constructed in front yards.

M. RUBBISH

Trash, garbage, or other waste shall be disposed of only by depositing the same into designated trash containers. No lot shall be used or maintained as a dumping ground for rubbish. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. There shall be no exterior fires whatsoever, except barbecue fires contained within proper receptacles.

N. SIGNS

No signs shall be displayed to the public view on any lot, except one sign of not more than six (6) square feet advertising the property for sale or one non-illuminated sign not exceeding one square foot in area, mounted flat against the residence, to advertise a home occupation as permitted by the municipal code. Signs used by a builder to advertise the property during the construction and sales period are exempt from this restriction. All signs shall comply with municipal ordinances applicable to signs.

O. NATURAL VEGETATION AND BUFFER

Owner shall not completely clear a lot of its natural vegetation, in particular standing trees of six (6) inches or more in diameter. Space may be cleared to provide for construction and trees and shrubs may be thinned provided the maximum beauty and aesthetic value of the natural vegetation is retained.

P. FENCES

Fences may be constructed on any lot provided that they are built in a good workmanlike manner. All fences must be approved by the Architectural Control Committee and must be properly maintained as an attractive addition to the lot. No fence, hedge or shrub planting may interfere with the clear visibility triangle for traffic required by the municipality. No fences may be constructed in front yards. Fences constructed in side yards may not extend farther forward than the front corner of the house.

Q. NUISANCES

No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.



R. ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee shall consist of such officers or directors of Spinell Homes, Inc., 1900 W. Northern Lights Blvd. Anchorage, Alaska 99517, as the president of said corporation shall, from time to time, appoint. After five (5) years from the date this declaration is recorded, or after the last residence has been constructed on each lot in Hidden Ranch Subdivision, whichever comes first, Spinell Homes, Inc. shall cease to appoint an Architectural Control Committee, and the lot owners may select their own Architectural Control Committee by majority agreement of the lot owners. The names and addresses of the members of the Architectural Control Committee so agreed upon shall be recorded in the Palmer Recording District. During the period of declarant control, a majority of the Committee may designate a representative to act for it. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

S. GENERAL PROVISIONS

1. This declaration is effective upon recording and the covenants, conditions, and restrictions, contained herein run with the land and are binding upon all parties and all persons claiming under them for a period of thirty-five (35) years from the date the declaration is recorded. The declaration shall automatically continue in effect for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to eliminate the declaration in whole or in part.

2. This declaration may be amended by agreement of the owners of seventy-five percent (75%) of the lots, except that reserved rights of the declarant may not be amended without the agreement of the declarant. Each lot shall have only one vote, and multiple owners of any one lot must form a unanimous decision in casting their one vote.

3. A dispute, controversy, or claim arising out of, in connection with, or in relation to this declaration, may be submitted by the declarant or an aggrieved lot owner to binding arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered may be entered in any court having jurisdiction thereof.

4. The failure of any lot owner to comply with provisions of the declaration, or any amendment thereto, will give rise to a cause of action to the declarant and any aggrieved owner for the recovery of damages, or for injunctive relief, or both. Failure by the declarant or by any owner to enforce any covenant, condition or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

5. Invalidation of any of these covenants, conditions or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

6. The provisions of this declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a residential subdivision and for the maintenance



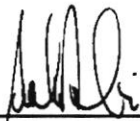
of standards for the covered property.

7. Whenever the context of this declaration requires the same, the singular shall include the plural and the masculine shall include the feminine.

8. The laws of the State of Alaska apply to this Declaration and any enforcement thereof.

IN WITNESS WHEREOF, declarant has executed this instrument the day and year first herein above written.

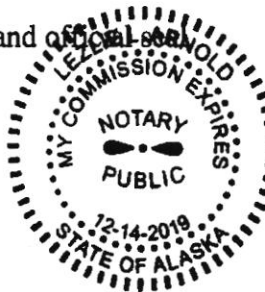
SPINELL HOMES, INC.

By: 
Andre Spinelli, Auth. Agent

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 5th day of January, 2018, before me, the undersigned Notary Public, personally appeared Andre Spinelli, known to me to be the President of Spinell Homes, Inc., who executed the foregoing instrument; and he further acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein set forth with approval of its board of directors.

WITNESS my hand and official seal



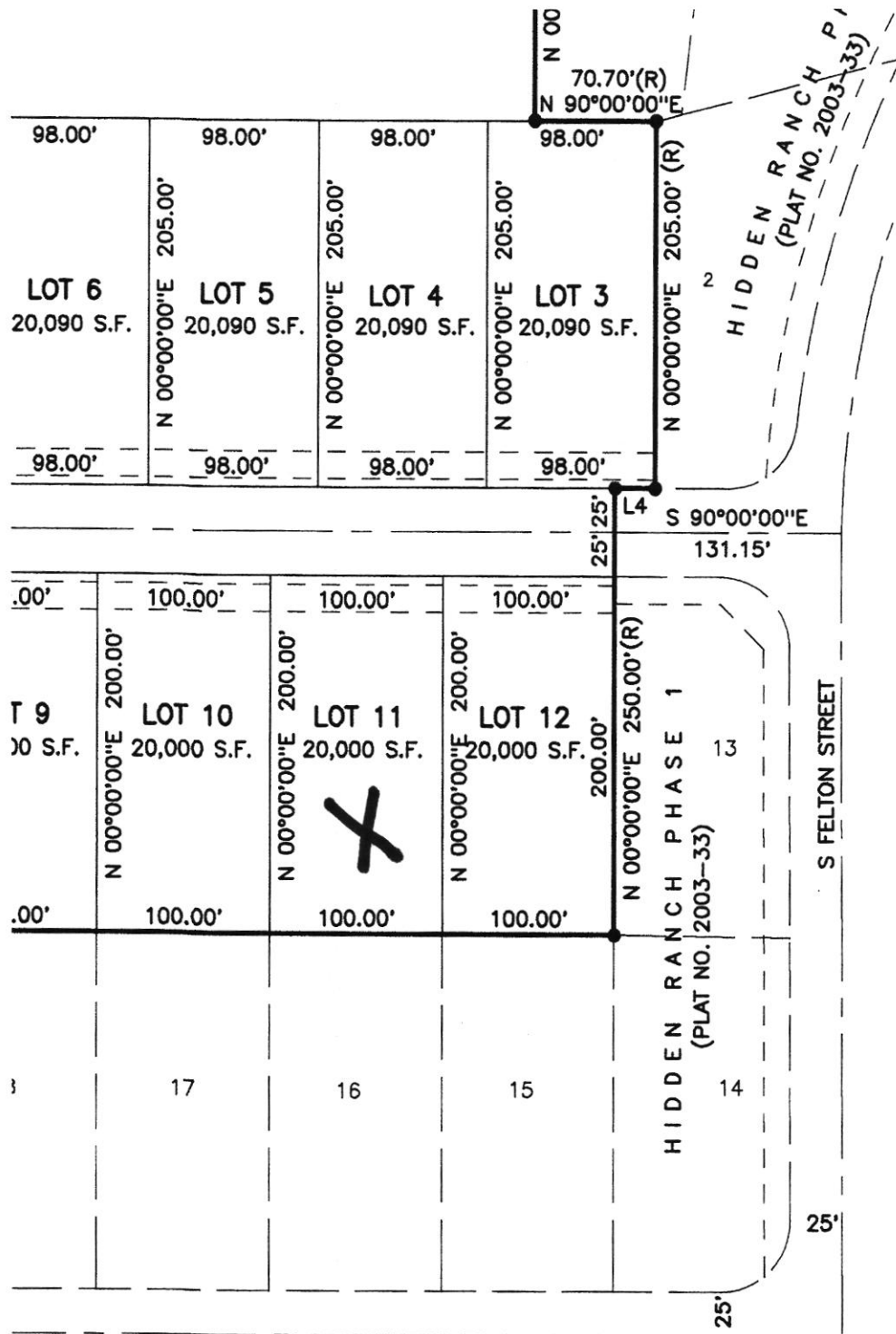

Notary Public in and for Alaska
My commission expires: 12-14-19

RETURN TO:
Spinell Homes, Inc.
1900 W. Northern Lights Blvd
Anchorage Alaska 99517

HIDDEN RANCH PHASE IV

NOTES

1. THESE LOTS ARE TO BE SERVED BY THE CITY OF PALMER WATER & SEWER SYSTEMS. NO ON SITE WATER OR SEWER SYSTEMS WILL BE PERMITTED ON ANY LOT, EXCLUDING TRACT C.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. THE CITY OF PALMER REQUIRES BUILDING SETBACKS BE MEASURED FROM SNOW STORAGE & MAINTENANCE EASEMENTS.
4. ALL LOTS MUST COMPLY WITH THE DRAINAGE PLAN AND ALL DRAINAGE DITCHES WITHIN THE PUBLIC RIGHT-OF-WAY OR MAINTENANCE EASEMENT SHALL NOT BE FILLED WITH GRAVEL OR ROCK AS THIS REDUCES THE CAPACITY OF THE DRAINAGE DITCHES AND INTERFERES WITH DITCH MAINTENANCE.



Compliments of Mat-Su Title

This plat is given to assist in locating the premises only and the company assumes no liability for variation, if any, in dimensions and location.

x

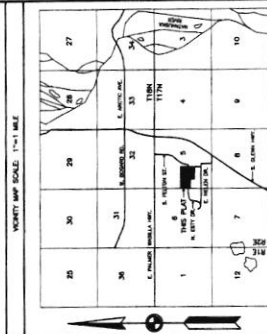
HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION OF MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSA-SUBTINA PROJECT AND GRANT ALL EASEMENTS TO THE USE THEREOF.

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS,
 INCLUDING 2-12-18 2018, AGAINST THE PROPERTY,
 INCLUDED IN THE SUBGRANTS OR RESUBGRANTS HEREON HAVE BEEN PAID.
 DATE 2-12-18 Douglas Goodrich
 MAY - JULY BUDGET TAX COLLECTION OFFICIAL

HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS,
WHICH ARE DUE TO THE CITY OF PALMER, HAVE BEEN PAID. 2018
INCLUSIVE OF RESERVATION. HEREBY HAVE BEEN PAID.
2/9/18
DATE
CITY OF PALMER TAX COLLECTION OFFICIAL
Sue L. Davis

CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MAJOR/BLINDA COUNTY PLAT REGULATOR. THE PLAT APPROVED BY THE AUTHORITY ON THIS DATE. THE PLAT REGULATOR HAS 3.01.2018 DATED 2/14/2018. I AM CERTIFYING THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT. THE PLAT IS BEING APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALABAMA.

 ALABAMA AND LAND USE DIRECTOR
 DATE: Feb. 12, 2018

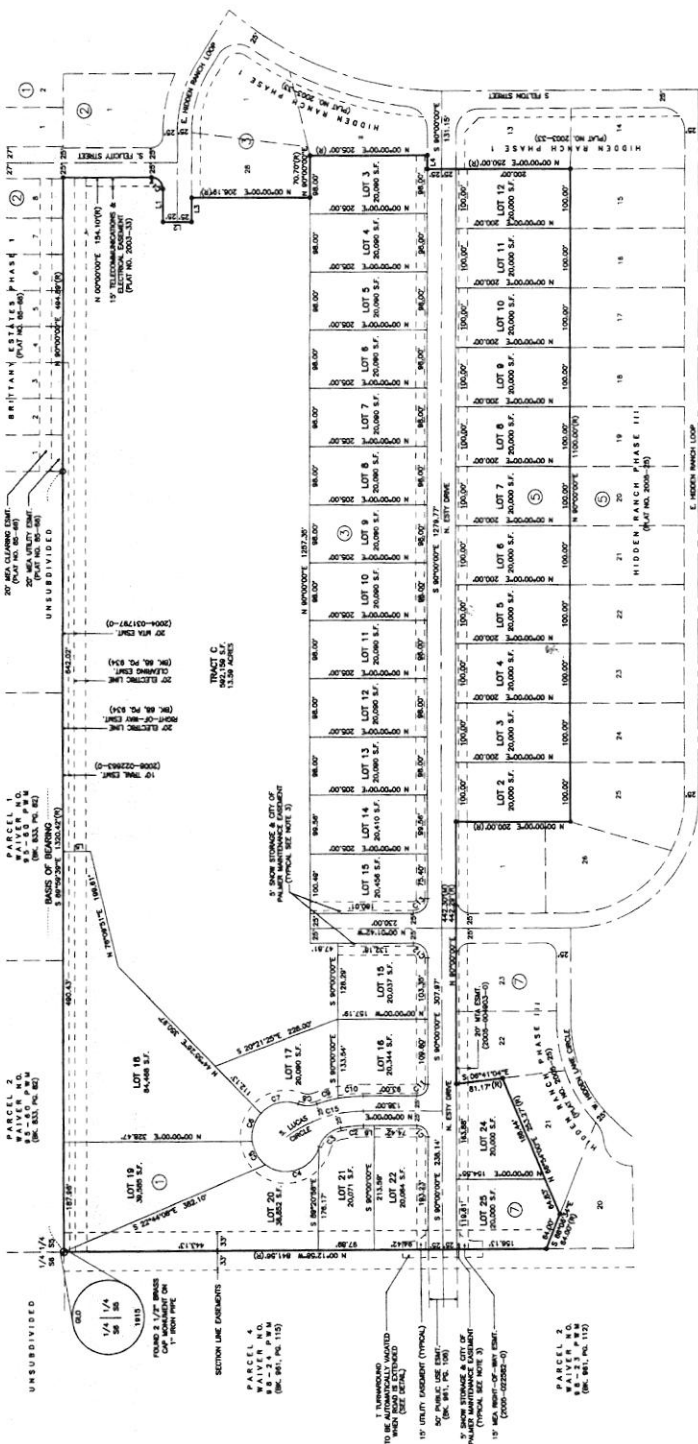


PLAT OF
HIDDEN RANCH PHASE IV¹²
LOTS 15-22, BLOCK 1, LOTS 3-15, BLOCK 3, LOTS 2-13; BLOCK 5,
LOTS 24-25, BLOCK 7, AND TRACT C
SUBDIVISION OF TRACT B, HIDDEN RANCH SUBDIVISION, PHASE B (PLAT NO. 2008-253),
LOCATED WITHIN SECTION 5, 11TH, T25N, R25E, BM ALASKA PALMER RECORDS DISTRICT, TIERED
ADJACENT TO, AND CONTAINING, 34.44 ACRES, MORE OR LESS

PASTALDI LAND SURVEYING, LLC
2000 E. DOWLING ROAD, SUITE 8
ANCHORAGE, ALASKA 99507

REF:	VALMER (PAT)	SCALE: 1"=100'	DATE: 8/30/2017	BEG:	PG:
FRAME:	V.E.	FILE NO.: HBP14	CHECKED BY: J.A.O.	CASE NO.:	2014-045

SHEET 1 OF 1



THESE LOTS ARE TO BE SERVED BY THE CITY OF PALMER WATER & SEWER SYSTEMS. NO ON SITE WATER OR SEWER SYSTEMS WILL BE PERMITTED ON ANY LOT EXCLUDING TRACT C.

- THE CITY OF PALMER REQUIRES BUILDING SETBACKS TO BE MEASURED FROM SHOWN STORAGE & MAINTENANCE EASEMENTS.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CHLBEARING
C1	20.00'	20.00'	31.42'	90°00'00"	28.28'	S 45°00'00"W

1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

COURSE	BEARING	DISTANCE
1. N(8)	S 88°58'17" W	55.03"

1.2 (N)	5 00°01'43"E	50.00
1.3 (N)	5 00°02'17"E	40.57
1.4 (N)	5 00°00'00"E	23.17
1.5	5 00°00'00"E	47.57
1.6	5 00°00'00"E	18.58

FOUND MONUMENT AS DESCRIBED HEREON

FOUND 1" BUSH PINE WITH WOODEN PILLAR

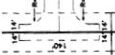
- FOUND 5/8" RESIN WITH YELLOW PLASTIC CAP STAMPED "8920-8"
- 1- SET 5/8" X 30" RESIN WITH YELLOW PLASTIC CAP STAMPED "1.5-8091"
- (N) RECORD DIMENSION PER PLAT NO. 2005-25



DATE _____



JEFFERY A. GASTALDI (LS-40041) HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MEASUREMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



T TURNAROUND DETAIL

SHEET 1 OF 1