

CEDAR PARK

December 12, 2022

Welcome to Cedar Park Phase 1

We are pleased to announce that the plat for Phase 1 Cedar Park has been recorded. Phase I has 29 lots and four cul-de-sacs and is the first phase of an 83 large lot new home community in the city of Palmer, Alaska.

Cedar Park will have an Homeowners Association which will generally follow the City of Palmer codes and ordinances. It will include the following:

Minimum square footage—1,500 for a single story and 1,800 for a two-story home.

The front exterior elevation shall include 25% of a combination of metal, stone and/or natural wood elements or other exterior building material as approved by the Architectural Control Committee.

Attached Accessory Dwelling Units (ADU) are allowed and may be rented for no less than 30 days. No AirBNB type rentals are allowed.

Detached garages are allowed but may not exceed the square footage of the first floor of the dwelling which shall include the square footage of the attached garage.

Pets will be limited to no more than six per Palmer City Code.

Recreational vehicles may be parked on the homesites if they are screened by fencing, landscaping or natural vegetation or kept in an enclosed garage.

No clear cutting of any homesite will be permitted. Healthy trees of size and beauty may be cleared as necessary to create space for construction.

Home occupations are allowed, provided they do not require regular visits from the public or unreasonable levels of mail, shipping, trash or storage. Beauty parlors, hair salons or similar aesthetician businesses are not allowed in the community. Day care is limited to no more than six children per city code.

We appreciate your patience while we were under construction and look forward to seeing new homes built in 2023. For a complete public offering statement and pricing structure, please contact us.

Sincerely,

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