PROTECTIVE COVENANTS AND RESTRICTIONS
WOODED ACRES SUBDIVISION

BOOK 116 PAGE 497
Kenai Recording District

1. No lot shall be further subdivided.

2. No building or attachments shall be located on any lot nearer than 20' to lot lines.

3. All lots are restricted to buildings and dwellings with permanent foundations.

4. No building may remain in an unfinished state for more than one year.

5. All sewer systems must meet State and / or Borough Health Standards.

6. All wells shall be at least 100' from sewer systems.

7. All dwellings shall be a minimum of 900 square feet, not including garage or carport.

8. Junk yards and/ or gravel pits are not permitted.

9. No garbage pits will be allowed. Trash, garbage, or other waste shall be kept in sanitary containers.

10. No abandoned or unlicensed motor vehicles will be allowed.

11. Trailers or mobile homes are not allowed in this dubdivision.

12. No old or used buildings will be allowed.

13. ROAD MAINTENANCE:

The cost of road maintenance will be paid for by the property owners at an amount to be determined by the property owners based upon actual cost prorated among property owners actually receiving the benefits until the area is incorporated into some type of public road service area.

Payment will be in the form of a assessment against each lot owner. The method of payment shall be detailed and made part of each earnest money agreement between the lot developer and home purchaser. The rate charged is subject to review once yearly and may be increased if determined necessary.

Payments shall be mailed or delivered to the office of Effie Boles or Ruth Jacob, P.O. Box 659, Soldotna, Alaska 99669, or party designated by the a fore mentioned.

Property owners will authorize routine maintenance and repair on all streets within and bordering the subdivision. Major repair or re-construction does not fall within the terms of this article, but may be undertaken if requested and financed by a majority of the property owners in the subdivision.

Billings as described will cease when the subdivision is incorporated into a road cervice area under the jurisdiction of the appropriate municipality. Maintenance responsibility of the property owners will also cease at the time of such incorporation.

Effie Boles
Effie Boles

Ruth Karsten
Ruth Karsten now known as
Ruth Jacobs

United States of America
State of Alaska

This is to certify that on this 2nd day of Nov, 1977 before me the undersigned duly commissioned and sworn, personally appeared Effie Boles & Ruth Karsten Jacobs to me known to be the person S described in and who executed the above and foregoing instrument and acknowledged to me they signed and sealed the same freely and volumtarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate above written.

77-008715
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RECORDED-FILED
KENAI REC.
DISTRICT
Nov 3 10 33 AM '77
REQUESTED BY Edwin Dale Box 659 Soldotna

Notary Public
Cox, Alaska 8-8-81