

**PROTECTIVE COVENANTS
OF
TWIN LAKE ESTATES
September 16, 1999**

The following Covenants are expressly agreed and accepted as a contractual consideration for this property transfer by all parties:

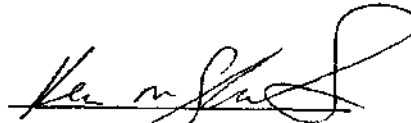
1. To build or allow no more than one conventional single family dwelling on any one lot and no building shall be more than two and one half (2 1/2) stories above ground. No mobile homes of any size or type permitted. No conventional dwelling shall be permitted under 2,500 square feet of living space on water front property or under 2,000 square feet on block two.
2. Individual water supply systems must also be designed, located, and constructed in accordance with the requirements, standards, and recommendations of the Alaska State law or regulations.
3. To not re subdivide this property in any manner except for the purpose of annexing all of one or more lots.
4. No structure of a temporary character, trailer, tent, shack, garage, barn, or other building shall be used on any lot at any time as a residence either temporarily or permanently. A basement may not be used as a temporary residence.
5. Work on the exterior of any structures erected or altered on any lot shall be substantially completed not more than two years after work on the structure is begun. Work on the structure shall be deemed to have commenced when construction of the foundation is begun.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structures, plants, or other material shall be placed or permitted to remain in any areas which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of the flow of the drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority company is responsible.
7. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent.
8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets provided that they are not kept, bred, or maintained for any commercial purposes. No animal kennels shall be permitted.
9. No lot shall be maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers.
10. No oil drilling, oil development, oil refining, or operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted in or upon any lot.
11. No apartments, duplexes or other structures built to suit more than one single family.
12. No hotels, motels, or bed & breakfasts.
13. Dogs must be kept on a leash or contained in a fenced area.
14. All vehicles must be parked in a driveway and off all streets.
15. Motorized watercraft operation must be done no later than 11:00pm or no earlier than 8:00am.
16. A motorized watercraft speed limit of five miles per hour will be enforced within 100 feet of any shoreline.
17. A distance of 50 feet will be maintained between any two watercrafts at one time if operating at speeds in excess of five miles per hour.
18. All structure plans must be pre-approved by the McKinley Development Corporation prior to construction.
19. Yards must be seeded and landscaped within one year of completion of house.
20. All homeowners shall plant a minimum of six trees within their lot upon completion of their house.
21. All lawn areas shall be groomed and maintained.
22. Any objection or conflict of covenants shall be reviewed and enforced by the McKinley Development Corporation.
23. These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which

BK 1161 PG 853

time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

24. Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
25. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions, which shall remain in full force and effect.

NOTE: MCKINLEY DEVELOPMENT
CORP. IS OWNER OF TWIN
LAKES SUBD., ACCORDING TO
THE PLAT FILED 9/17/99,
AS PLAT NUMBER 99-77;
RECORDS OF THE FAIRBANKS
RECORDING DISTRICT, FOURTH
JUDICIAL DISTRICT, STATE OF
ALASKA.



Kevin M. Shields, President
McKinley Development Corporation

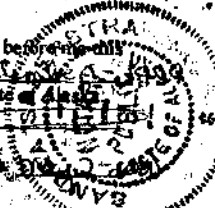
Subscribed and sworn to before me this

16 day of September, 1999

Notary in and for the State of Alaska

Sandra Spivey

My Commission Expires 09-12-2001



022977 18^{cc}

FAIRBANKS
RECORDING DISTRICT

1999 SP 17 PH 1:43

REQUESTED BY
FNSB

RETURN TO: RCH SURVEYS
348 DRIVEWAY ST.
FAIRBANKS, AK 99701

BK 01208PG0856

AFTER RECORDING MAIL TO:
Kevin Shields
2201 South Cushman
Fairbanks, AK, 99701

QUIT CLAIM DEED

THE GRANTOR, McKinley Development Corporation, whose address is: same as above
for and in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION

conveys and quit claims to Kevin Shields, whose address is: same as above

all interest which I (we) have, if any, in the following described real estate, situated
in the Fairbanks Recording District, State of Alaska:

All of TWIN LAKES SUBDIVISION, PHASE I, according to the plat filed
September 17, 1999 as Plat Number 99-77; Records of the Fairbanks Recording
District, Fourth Judicial District, State of Alaska;

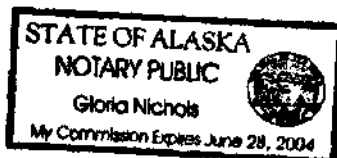
EXCEPTING Lot 11, Block 1, Lot 1, Block 1 and Lot 2, Block 1 of TWIN LAKES
SUBDIVISION, PHASE I, according to the plat filed September 17, 1999 as Plat
Number 99-77.

Dated this 24 day of July, 2000.

McKinley Development Corp
By: Kevin M. Shields
Its President

STATE OF ALASKA)
FOURTH JUDICIAL DISTRICT)ss.

The foregoing instrument was acknowledged before me this 24th day of
July, 2000, by Kevin M. Shields, known to me to
be the President of McKinley Development Corp.



Gloria Nichols
Notary Public for the State of Alaska
My Commission Expires: _____

016390
FAIRBANKS REC
RECORDING DISTRICT

2000 JUL 25 AM 8:55
REQUESTED BY
YTC

2004-008346-0

Recording Dist: 401 - Fairbanks
4/22/2004 8:46 AM Pages: 1 of 4

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Y40517E

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA AND TO COMPLY WITH MARGIN REQUIREMENTS, SET FORTH IN 11 AAC.06.040 OF TITLE 11 OF THE ALASKA ADMINISTRATIVE CODE.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL RECORD.

DO NOT DETACH

TWIN LAKES ESTATES
ADDENDUM
DECLARATION OF PROTECTIVE COVENANTS
AS RECORDED IN BOOK 1161 PAGE 852

Paragraph #1 is hereby amended to read as follows:

To build or allow no more than one conventional single family dwelling on any one lot and no building shall be more than two and one half (2 ½) stories above ground. No mobile homes of any size or type shall be permitted. All homes fronting on Twin Lakes Drive and Shoreline Drive shall have paved driveways before the end of the first summer following construction. Residential restrictions shall not apply to lots 3, 4, 5 & 6, Block 1, thereby allowing commercial use. T1-11 and similar siding on homes, businesses and associated structures shall not be permitted within the subdivision.

Paragraph #7 is hereby amended to read as follows:

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent. Commercial lots fronting on Chena Pump Road may have one professional sign not to exceed three feet by five feet advertising the business.

Signed this 17 day of February, 2004.

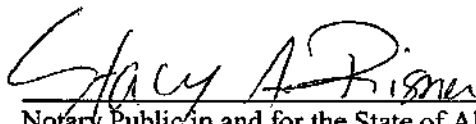

Kevin Shields

This is to certify that on this 17 day of February, 2004, personally appeared Kevin Shields and he acknowledged to me that he signed the above document freely and voluntarily.



When recorded, return to:
Robert Fox Realty
1121 First Avenue
Fairbanks, AK 99701

Subscribed and sworn to before me
this 17 day of February, 2004.


Notary Public in and for the State of Alaska
My Commission Expires: 4/19/04

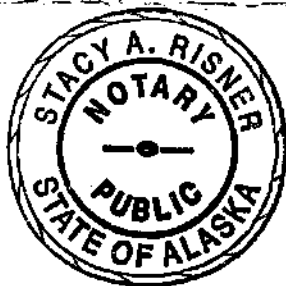


Signed this 17th day of March, 2004.

Charles L. Scott
Charles L. Scott

Jeannette M. Scott
Jeannette M. Scott

This is to certify that on this 17th day of March, 2004,
personally appeared Charles L. Scott and Jeannette M. Scott and they acknowledged to me that
they signed the above document freely and voluntarily.



Subscribed and sworn to before me
this 17th day of March, 2004.

Stacy A. Risner
Notary Public in and for the State of Alaska
My Commission Expires: 4/19/04

Signed this 19 day of March, 2004.

Michael T. Sullivan
Michael T. Sullivan

This is to certify that on this 19th day of March, 2004,
personally appeared Michael T. Sullivan and he acknowledged to me that he signed the above
document freely and voluntarily.



Subscribed and sworn to before me
this 19th day of March.

Stacy A. Risner
Notary Public in and for the State of Alaska
My Commission Expires: 4/19/04

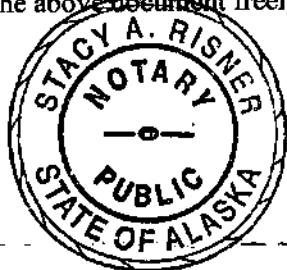
Signed this 19 day of April, 2004.



[Signature]
Dennis Swarthout

Tammy Swarthout
Tammy Swarthout

This is to certify that on this 19 day of April, 2004, 2004,
personally appeared Dennis Swarthout and Tammy Swarthout and they acknowledged to me that
they signed the above document freely and voluntarily.



Subscribed and sworn to before me
this 19 day of April.

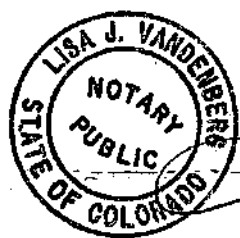
Stacy A. Risner
Notary Public in and for the State of Alaska
My Commission Expires: 4/19/04

Signed this 10th day of MARCH, 2004.

Harry J. Roe
Harry J. Roe

Kimberly D. Roe
Kimberly D. Roe

This is to certify that on this 10 day of March, 2004,
personally appeared Harry J. Roe and Kimberly D. Roe and they acknowledged to me that they
signed the above document freely and voluntarily.



Subscribed and sworn to before me
this 10 day of March 2004.

[Signature]
Notary Public in and for the State of Colorado
My Commission Expires: 6-15-06



4 of 4
2004-008346-0

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2008-002562-0

Recording Dist: 401 - Fairbanks

2/15/2008 8:45 AM Pages: 1 of 1



Filed for Record at Request of:
Yukon Title Company, Inc.

AFTER RECORDING MAIL TO:

Name Robert Fox Keogh Plan
Address 843 5th Avenue
City, State Zip Fairbanks, AK 99701

CC

Escrow Number: Y54703E

Statutory Warranty Deed

THE GRANTOR Kevin Shields, an unmarried person

Address: 1005 Shoreline Drive, Fairbanks, AK 99709

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

Robert Fox Keogh Plan

the following described real estate, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

Lot 12, Block 1, TWIN LAKES SUBDIVISION, PHASE I, according to the plat filed September 17, 1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

SUBJECT TO: 2008 Real Property Taxes; Reservations and exceptions as contained in the U.S. Patent, Notes, Easements of record, and Covenants, Conditions and Restrictions.

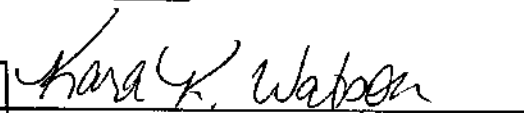
Dated this 14 day of February, 2008


Kevin Shields

STATE OF ALASKA)
Fourth JUDICIAL DISTRICT or COUNTY) ss.

The foregoing instrument was acknowledged before me this 14 day of February, 2008, by Kevin Shields.

STATE OF ALASKA
NOTARY PUBLIC
KARA K. WATSON
COMMISSION EXPIRES 11/28/09


Notary Public in and for the State of ALASKA
My Commission Expires: 11/28/2009

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2024-010565-0

Recording District 401 Fairbanks

CC

09/12/2024 08:21 AM

Page 1 of 29



Recording District:

FAIRBANKS

Return to:

JIM DODSON
1010 SHORELINE DR.
FAIRBANKS, AK 99709

TWIN LAKES ESTATES

ADDENDUM

DECLARATION OF PROTECTIVE COVENANTS
AS RECORDED IN BOOK 1161 PAGE 852 AND 853

THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.

DO NOT DETACH

Dodson

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

Paragraph #13 is hereby amended to read as follows: Dogs must be kept under verbal control, on a leash, contained in a fenced area or a wireless shock contained area.

Paragraph #14 is hereby amended to read as follows: Vehicles must be parked in a driveway and off all streets (does not apply to visiting guests). Recreational vehicles (boats, RV's, snowmachines, etc.) can be kept on lawn areas as long as it is organized, tidy, and not an eye sore.

Paragraph #18 is hereby amended to read as follows: All new builds must have plans shown to all property owners and have majority approval prior to construction.

Paragraph #21 is hereby amended to read as follows: All areas shall be groomed, be generally kept in a clean, organized manner and maintained. All yard areas shall be lawn or landscaped and shall be maintained with regular effort to be kept free of weeds. Planter beds shall be maintained with regular effort to be kept free of weeds.

Paragraph #22 is hereby amended to read as follows: Any objection or conflict of covenants shall be reviewed by all property owners and enforced by the majority of the subdivision owners.

Paragraph #23 is hereby amended to read as follows: These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for



successive periods of five years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 7th day of MAY, 2024.

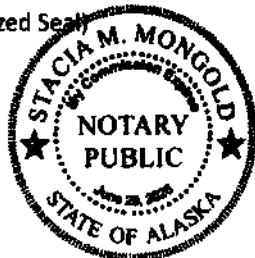


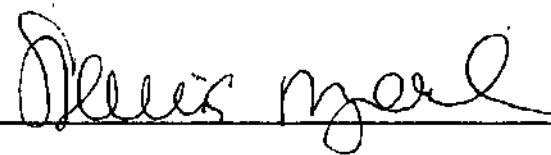
JIM DODSON (Print name)

This is to certify that on this 7th day of MAY, 2024, before me, the undersigned Notary Public, personally appeared JIM DODSON, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 7th day of MAY, 2024.

(Personalized Seal)





Notary Public's Signature

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires: JUNE 28, 2026



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AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

Paragraph #13 is hereby amended to read as follows: Dogs must be kept under verbal control, on a leash, contained in a fenced area or a wireless shock contained area.

Paragraph #14 is hereby amended to read as follows: Vehicles must be parked in a driveway and off all streets (does not apply to visiting guests). Recreational vehicles (boats, RV's, snowmachines, etc.) can be kept on lawn areas as long as it is organized, tidy, and not an eye sore.

Paragraph #18 is hereby amended to read as follows: All new builds must have plans shown to all property owners and have majority approval prior to construction.

Paragraph #21 is hereby amended to read as follows: All areas shall be groomed, be generally kept in a clean, organized manner, and maintained. All yard areas shall be lawn or landscaped and shall be maintained with regular effort to be kept free of weeds. Planter beds shall be maintained with regular effort to be kept free of weeds.

Paragraph #22 is hereby amended to read as follows: Any objection or conflict of covenants shall be reviewed by all property owners and enforced by the majority of the subdivision owners.

Paragraph #23 is hereby amended to read as follows: These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for



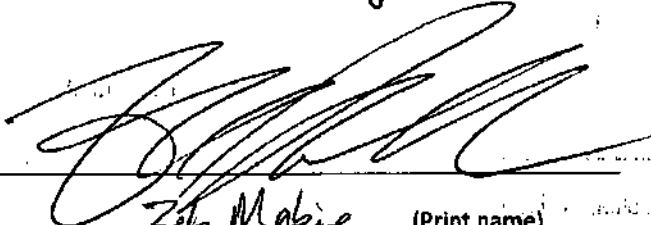
successive periods of five years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

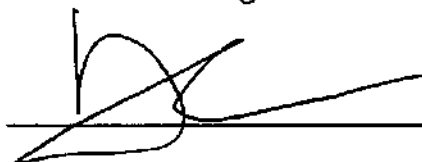
Signed this 26th day of August, 2024.


Zeb Mabie (Print name)

This is to certify that on this 26 day of August, 2024, before me, the undersigned Notary Public, personally appeared Zeb Mabie, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 26 day of August, 2024

(Personalized Seal)


Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/26/2028



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AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

Paragraph #13 is hereby amended to read as follows: Dogs must be kept under verbal control, on a leash, contained in a fenced area or a wireless shock contained area.

Paragraph #14 is hereby amended to read as follows: Vehicles must be parked in a driveway and off all streets (does not apply to visiting guests). Recreational vehicles (boats, RV's, snowmachines, etc.) can be kept on lawn areas as long as it is organized, tidy, and not an eye sore.

Paragraph #18 is hereby amended to read as follows: All new builds must have plans shown to all property owners and have majority approval prior to construction.

Paragraph #21 is hereby amended to read as follows: All areas shall be groomed, be generally kept in a clean, organized manner and maintained. All yard areas shall be lawn or landscaped and shall be maintained with regular effort to be kept free of weeds. Planter beds shall be maintained with regular effort to be kept free of weeds.

Paragraph #22 is hereby amended to read as follows: Any objection or conflict of covenants shall be reviewed by all property owners and enforced by the majority of the subdivision owners.

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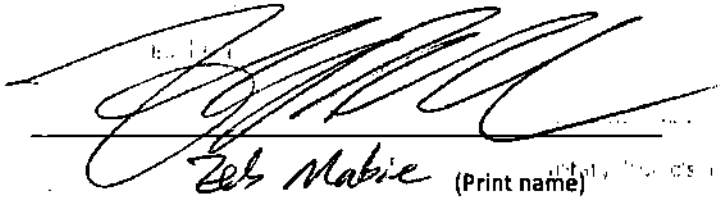
successive periods of five years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

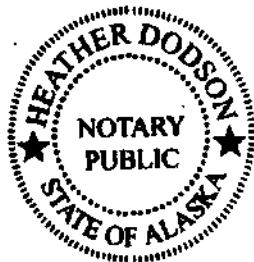
Signed this 26th day of August, 2024.


Zeb Mabie (Print name)

This is to certify that on this 26 day of August, 2024, before me, the undersigned Notary Public, personally appeared Zeb Mabie, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 26 day of August, 2024.

(Personalized Seal)





Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires: 6/26/2028



CINRA

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

Paragraph #13 is hereby amended to read as follows: Dogs must be kept under verbal control, on a leash, contained in a fenced area or a wireless shock contained area.

Paragraph #14 is hereby amended to read as follows: Vehicles must be parked in a driveway and off all streets (does not apply to visiting guests). Recreational vehicles (boats, RV's, snowmachines, etc.) can be kept on lawn areas as long as it is organized, tidy, and not an eye sore.

Paragraph #18 is hereby amended to read as follows: All new builds must have plans shown to all property owners and have majority approval prior to construction.

Paragraph #21 is hereby amended to read as follows: All areas shall be groomed, be generally kept in a clean, organized manner and maintained. All yard areas shall be lawn or landscaped and shall be maintained with regular effort to be kept free of weeds. Planter beds shall be maintained with regular effort to be kept free of weeds.

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successive periods of five years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 28 day of AUGUST, 2024.

MICHAEL CORNER

(Print name)



This is to certify that on this 28 day of August, 2024, before me, the undersigned Notary Public, personally appeared Michael Corner, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 28 day of August, 2024

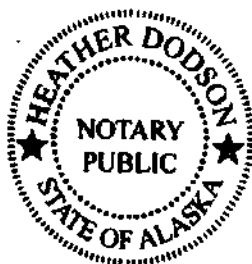
(Personalized Seal)



Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires: 6/26/2028



Roe

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

Paragraph #13 is hereby amended to read as follows: Dogs must be kept under verbal control, on a leash, contained in a fenced area or a wireless shock contained area.

Paragraph #14 is hereby amended to read as follows: Vehicles must be parked in a driveway and off all streets (does not apply to visiting guests). Recreational vehicles (boats, RV's, snowmachines, etc.) can be kept on lawn areas as long as it is organized, tidy, and not an eye sore.

Paragraph #18 is hereby amended to read as follows: All new builds must have plans shown to all property owners and have majority approval prior to construction.

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Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 17 day of May, 2024.

Andrew T. Roe

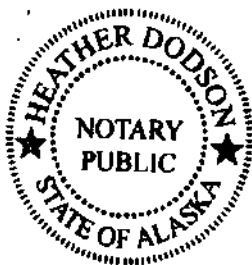
(Print name)

Andrew T. Roe

This is to certify that on this 17 day of MAY, 2024, before me, the undersigned Notary Public, personally appeared Andrew T. Roe, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 17 day of MAY, 2024.

(Personalized Seal)



[Signature]

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/26/2028



W. Wallace

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

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Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

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Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 28th day of August, 2024.

Melissa Wallace
JWT

(Print name)

This is to certify that on this 28 day of August, 2024, before me, the undersigned Notary Public, personally appeared Melissa Wallace, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 28 day of August, 2024.

(Personalized Seal)

DC

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires: 6/26/2028



Tyson

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

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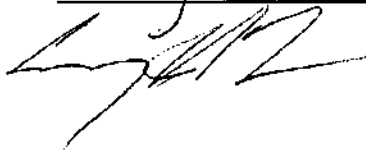
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Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 26th day of August, 2024.

Craig Tessen



(Print name)

This is to certify that on this 26th day of August, 2024, before me, the undersigned Notary Public, personally appeared Craig Tessen, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 26 day of August, 2024

(Personalized Seal)



Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires: 6/26/2028



Klein

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

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Signed this 9th day of Sep., 2024.

Leo F. Keachi Jr.

(Print name)

Leo F. Keachi Jr.

This is to certify that on this 9 day of September, 2024, before me, the undersigned Notary Public, personally appeared Leo F. Keachi Jr., known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 9 day of September 2024

(Personalized Seal)



[Signature]

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/26/2028



Fitzgerald 1

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

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Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 18th day of May, 2024:

Audrey Fitzgerald
Audrey Fitzgerald (Print name)

This is to certify that on this 18 day of MAY, 2024, before me, the undersigned Notary Public, personally appeared Audrey Fitzgerald, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 18 day of MAY 2024

(Personalized Seal)



[Signature]

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/26/2028



Fitzgerald 2

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

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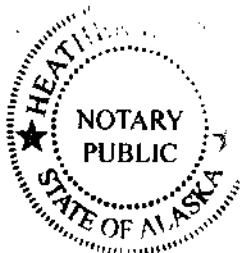
Signed this 18 day of May, 2024.

Audrey Fitzgerald
Audrey Fitzgerald (Print name)

This is to certify that on this 18 day of MAY, 2024, before me, the undersigned Notary Public, personally appeared Audrey Fitzgerald, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 18 day of MAY, 2024

(Personalized Seal)



[Signature]

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/26/2028



Wright

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

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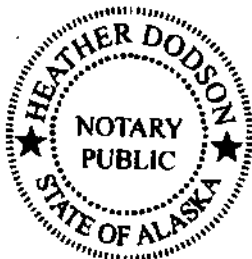
Signed this 7 day of may, 2024.

Kyle Wright
Kyle Wright (Print name)

This is to certify that on this 7 day of MAY, 2024, before me, the undersigned Notary Public, personally appeared Kyle Wright, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 7 day of MAY, 2024

(Personalized Seal)



[Signature]

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/24/2028



John

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

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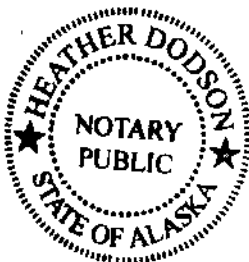
Signed this 26 day of AUGUST, 2024.

Christopher W. Jordan
CHRISTOPHER W. JORDAN (Print name)

This is to certify that on this 26 day of August, 2024, before me, the undersigned Notary Public, personally appeared Christopher Jordan, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 26 day of August, 2024.

(Personalized Seal)



[Signature]

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires: 6/26/2028



SPLATK

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

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Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 29th day of August, 2024.

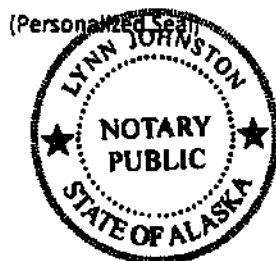
Tarik Spear

(Print name)

Tarik Spear

This is to certify that on this 29th day of August, 2024, before me, the undersigned Notary Public, personally appeared Tarik Spear, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 29th day of August, 2024.



Lynn Johnston

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

1/9/28



A

AMENDMENT TO PROTECTIVE COVENANTS

OF

TWIN LAKES ESTATES

May 31, 2024

Pursuant to paragraph 23 of the *Protective Covenants of Twin Lake Estates*, dated September 16, 1999; in regards to the Plat Filed 9/17/1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these amended covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five years unless an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or part.

Intention of Amendment

Petitioners seek to AMEND said covenants to remove McKinley Development Corporation's authority over Twin Lakes Estates.

Paragraph #12 is hereby amended to read as follows: No hotels, motels, bed-and-breakfast or short-term rentals (less than 30 days).

Paragraph #13 is hereby amended to read as follows: Dogs must be kept under verbal control, on a leash, contained in a fenced area or a wireless shock contained area.

Paragraph #14 is hereby amended to read as follows: Vehicles must be parked in a driveway and off all streets (does not apply to visiting guests). Recreational vehicles (boats, RV's, snowmachines, etc.) can be kept on lawn areas as long as it is organized, tidy, and not an eye sore.

Paragraph #18 is hereby amended to read as follows: All new builds must have plans shown to all property owners and have majority approval prior to construction.

Paragraph #21 is hereby amended to read as follows: All areas shall be groomed, be generally kept in a clean, organized manner and maintained. All yard areas shall be lawn or landscaped and shall be maintained with regular effort to be kept free of weeds. Planter beds shall be maintained with regular effort to be kept free of weeds.

Paragraph #22 is hereby amended to read as follows: Any objection or conflict of covenants shall be reviewed by all property owners and enforced by the majority of the subdivision owners.

Paragraph #23 is hereby amended to read as follows: These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for



successive periods of five years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

Paragraph #26 is hereby added: No motorized and unmotorized watercraft by any Airbnb, VRBO, short-term rental, long-term rentals on the lake.

Paragraph #27 is hereby added: Non lake front property owners may use the lake with lake property owners permission.

Paragraph #28 is hereby added: If you don't correct and are taken to court by subdivision owners and lose, you will be responsible for all legal fees.

Signed this 11 day of Sept, 2024.

James Roe

James Roe (Print name)

This is to certify that on this 11 day of September, 2024, before me, the undersigned Notary Public, personally appeared James Roe, known to me and to me known to be the individual described in and who executed the foregoing instrument.

Subscribed and sworn to before me this 11 day of September 2024

(Personalized Seal)

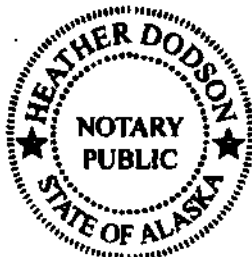
ME

Notary Public's Signature

Notary Public in and for the State of Alaska

My commission expires:

6/24/2028



ALASKA

2010-015089-0

Recording Dist: 401 - Fairbanks
8/18/2010 2:23 PM Pages: 1 of 1



After recording return to the Grantee
Escrow No:

0015104

QUIT CLAIM DEED

THE GRANTOR Robert Fox Keogh Plan whose mailing address is:

843 5th Avenue, Fairbanks, AK 99701

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to the

Grantee(s): Kevin Shields, an unmarried person whose mailing address is:

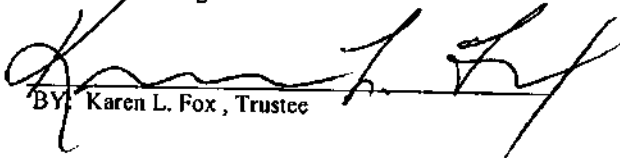
1005 Shoreline Drive, Fairbanks, AK 99709, the following described real estate:

Lot 12, Block 1, Twin Lakes Subdivision, Phase I, according to the plat filed September 17, 1999 as Plat Number 99-77; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Dated this 13th day of August, 2010.

Robert Fox Keogh Plan


BY: Karen L. Fox, Trustee

THIS INSTRUMENT IS BEING RECORDED BY
YUKON TITLE COMPANY, INC.
AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO
ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN

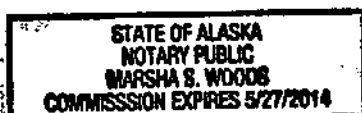
STATE OF ALASKA

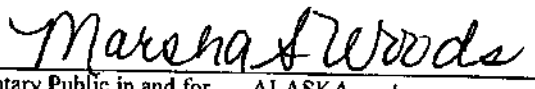
JUDICIAL DISTRICT OR COUNTY: Fourth

)
)ss.

THIS IS TO CERTIFY that on this 13th day of August 2010, before me the undersigned Notary Public, personally appeared Karen Fox, Trustee of Robert Fox Keogh Plan known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein set forth

(Seal)




Notary Public in and for ALASKA
My commission expires: 5/27/2014