

PALMER
Cedel No.

72-2373

BOOK 62 PAGE 310
Palmer Recording District

SEABOARD COVE SUBDIVISION
Palmer Recording District

BUILDING AND LAND USE RESTRICTIONS

All lots are to be used for residential purposes, except that area designated as Tract "A" may be used for light commercial use as well as boat and trailer parking, storage, and recreational purposes.

All buildings placed or built in the subdivision shall be finished on the exterior within 6 months after start of construction, except that if winter months intervene the exterior finishing must be completed by July 15th of the following summer season. All exterior finish materials must be of wood, aluminum or masonry of good commercial quality and of a type generally acceptable for residential use. Mobile homes 10 ft. wide and larger are permitted. All of the above structures must be placed on a permanent foundation, piers or pilings. Mobile homes of a lesser width must be of the standard camper type which may not be used as a permanent home, and must remain in a mobile state. Quonset huts, or yak huts or similar temporary structures may not be permitted at any time for residence purposes.

Any building moved into the subdivision for the purpose of a permanent structure must be placed on a permanent foundation, piers or pilings and finished on the exterior within six months, except if winter months intervene, then by July 15th of the following summer.

All water and sewer systems and building set back lines must conform to Borough ordinances and State Health Department regulations.

All maintenance and cost of maintenance of subdivision streets, Tract "A", boat docks and slips, plus street and dock lighting, plus real estate taxes on Tract "A" are to be provided by the lot owners.

Any and all water way channels that may be provided on a water front by the subdivider will be accepted by the lot purchaser in an "as is" condition, with the subdivider having no further liability or obligations for their condition or maintenance.

No lot in the subdivision may be used for the storage of junk of any kind. No lot shall be used for a dumping ground for rubbish or garbage. Trash, garbage or waste shall not be kept on any lot except in sanitary containers.

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction and trees may be thinned so long as maximum natural beauty and aesthetic value of trees be retained, excepting that Tract "A" may be cleared for use as a park, parking area, commercial use or playground use or any combination thereof.

Animals may be kept on lots in the subdivision so long as they are kept and maintained in a manner that does not create a nuisance.

Lot 4, Block 5 is to have the full ownership of the parcel of land that projects into the lake North of it. The owners of Lot 4 will have the full use and enjoyment of said parcel and no other persons are to have a y interest in ownership or use in any way whatsoever.

PAUL F. ROBINSON
KENNETH MCCABNEY
JOHN E. STACMAN
ANDREW E. HOGE
WILLIAM S. RICHARDS
MARVIN S. FRANKEL
PETER A. LEINCH
LEROY J. BAKER
621 OLEN DRIVE SOUTH
ANCHORAGE, ALASKA
276-2621

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Starboard Cove Subdivision
Palmer Recording District
Building and Land Use Restrictions (continued)

All lot owners must become a stockholder in a non-profit corporation which will assume ownership and responsibility of all public areas in the subdivision.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, in WITNESS WHEREOF have hereunto set our hand and seal this 26 day of May, 1972.

ALASKA REAL ESTATE INVESTMENT CORPORATION

By Ken Sheppard
Vice President

STATE OF ALASKA)
THIRD DISTRICT) ss.

THIS IS TO CERTIFY that on this 26 day of May, 1972, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Ken Sheppard, to me known to be Vice President of ALASKA REAL ESTATE INVESTMENT CORPORATION, named herein, who executed the foregoing protective covenants; and he acknowledged to me that he signed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein specified.

WITNESS my hand and official seal.

Mal Hamerstrom
Notary Public
My Commission expires: 4/21/76



72 002373

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RECORDED-FILED
PALMER REC.
DISTRICT

Page 2.

MAY 30 2 06 PM '72

REGISTERED Robinson et al + Frankel
ADDRESS 921 W 6th Ave

Oral Ack.

Rec 47 1897

PAUL F. ROSSIGNOL
EDMUND McCASKEY
JOHN H. STRACHAN
EDWARD E. HARRIS
WILLIAM S. RICHARDS
MARTIN S. FRANKEL
PETER A. LEONCE
LEWIS J. BAYLES
101 WEST BETH AVENUE
ANCHORAGE, ALASKA
278-2487

STARBOARD COVE SUBDIVISION
Palmer Recording District

BUILDING AND LAND USE RESTRICTIONS

All lots are to be used for single family residential purposes, except that area designated as Tract "A" may be used for light commercial use as well as boat and trailer parking, storage, and recreational purposes.

Construction of NEW HOMES ONLY shall be permitted, it being the intent of this covenant to prohibit the moving of a any existing building onto a lot and remodeling or converting same into a dwelling house in this subdivision. No mobile homes are permitted EXCEPT double-wide mobile homes, or modular homes. ALL building structures must be placed on a permanent foundation, piers or pilings. ALL building structures in the subdivision must be finished on the exterior within six months after start of construction, except that if winter months intervene the exterior finishing must be completed by July 15th of the following summer season. All exterior finish materials must be of wood, aluminum or masonry of good commercial quality and of a type generally acceptable for residential use. Standard camper TRAILERS may not be used as a permanent home, and MUST remain in a mobile state.

All water and sewer systems and building set back lines must conform to Borough ordinances and State Health Department regulations.

Any and all water way channels that may be provided on a water front by the subdivider will be accepted by the lot purchaser in an "as is" condition, with the subdivider having no further liability or obligations for their condition or maintenance.

No lot in the subdivision may be used for the storage of junk of any kind. No lot shall be used for a dumping ground for rubbish or garbage. Trash, garbage or waste shall not be kept on any lot except in sanitary containers.

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction and trees may be thinned so long as maximum natural beauty and aesthetic value of trees be retained, excepting that Tract "A" may be cleared for use as a park, parking area, commercial use or playground use or any combination thereof.

Animals may be kept on lots in the subdivision so long as they are kept and maintained in a manner that does not create a nuisance.

Starboard Cove Subdivision
Palmer Recording District
Building and Land Use Restrictions (continued)

Lot 4, Block 5 is to have the full ownership of the parcel of land that projects into the lake North of it. The owners of Lot 4 will have the full use and enjoyment of said parcel and no other persons are to have any interest in ownership or use in any way whatsoever.

All lot owners must become a stockholder in a non-profit corporation which will assume ownership and responsibility of all public areas in the subdivision.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned in WITNESS WHEREOF have hereunto set our hand and seal this 15th day of May, 1979.

STARBOARD COVE IMP. CO., INC.
By Arnold L. Berg
President

STATE OF ALASKA)
THIRD DISTRICT) ss.

THIS IS TO CERTIFY that on this 15 day of May 1979, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Arnold L. Berg to me known to be President of Starboard Cove Imp. Co., Inc., named herein, who executed the foregoing protective covenants; and he acknowledged to me that he signed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein specified.

WITNESS my hand and official seal.

79-005962
7-

REC'D REC-FILES
PALMER REC.
DISTRICT

Kathleen Cloud
Notary Public
My Commission expires: 2/23/81

MAY 18 1 40 PM '79

REQUESTED BY Starboard Cove Improvement Co Inc.

ADDRESS P.O. Box 150

Big Lake, Ak

99681

47654

RESERVATION OF EASEMENTS

Driveway easements are hereby reserved within certain lots in STARBOARD COVE SUBDIVISION, according to Plat #71-47 thereof Palmer Recording District, State of Alaska, as follows:

The northerly fifteen (15) feet of Lot 13 Block 1, along the lot line adjacent to Lots 14 and part of 15, for the benefit of Lots 14, 15 and 17 of Block 1; and

Fifteen (15) feet on each side of the lot line common to Lots 6 and 7, Block 2, for the benefit of Lot 8, Block 2; and

An area thirty (30) feet in width within the North fifty (50) feet of the West fifty (50) feet of Lot 15, Block 2, for the benefit of Lot 14, Block 2, the exact location thereof to be determined when the driveway is installed.

The East thirty (30) ft. of the South fifty (50) feet of Lot Two (2), Block Three (3), for the benefit of Lot 1, Block 3.

Ten (10) feet on each side of the lot lines common to Lots 10 and 11, Block Three (3), for the benefit of Lot 3, Block 3.

A twenty (20) ft. wide strip pf land starting at Harbor Road approximately twenty (20) feet from the Southwest corner of Lot 30, Block 5, and proceeding in a northeasterly direction across Lots 30 and 31 to allow access to Lots 30, 31, and 32 from Harbor Road. The driveway is to parallel Harbor Road as closely as the terrain will allow.

The foregoing easements are perpetual in nature and shall run with the land until and unless released or reconveyed by the owners of the designated lots to be benefited therefrom.

STARBOARD COVE IMP. CO., INC.

By Arnold L. Berg
Arnold L. Berg, President

STATE OF ALASKA)
THIRD DISTRICT) ss.

THIS IS TO CERTIFY that on this 15 day of May, 1979, before me, the undersigned Notary Public duly commissioned and sworn, personally appeared Arnold L. Berg, known to me and to me known to be President of Starboard Cove Imp. Co., Inc., named herein; and he acknowledged to me that he signed the foregoing for said corporation as its free and voluntary act and deed for the use therein stated.

WITNESS my hand and official seal.

Kathleen Cloud
Notary Public
My Commission expires: 2/23/81

79-005963

7-

RECORDED
PALMER REC.
DISTRICT

MAY 18 1 41 PM '79

REQUESTED BY: Starboard Cove Improvement
ADDRESS P.O. Box 150 CO. line.

47654

Big Lake 1AK

99687

NOTICE OF ANNUAL DUES AND RESALE CERTIFICATES

Notice is hereby given that STARBOARD COVE HOMEOWNERS ASSOCIATION dues in the amount of \$150.00 per year, per lot, are due on or before May 1st of each year. In addition, upon a sale of a property within the Starboard Cove Subdivision a Resale Certificate in the amount of \$150.00, must be obtained from the Starboard Cove Homeowners Association, Inc., Secretary. All the foregoing is in accordance with Article IV of the By-Laws of Starboard Cove Homeowners Association, Inc.

These dues and cost of resale certificates are to be used for promoting the recreation, health, safety, enjoyment, and welfare of the owners, and the improvement and maintenance of the common property and Tract A, plus any property and facilities devoted to the common property.

Properties subject to said assessment are located in the following described subdivision:

All Lots within all Blocks of the Starboard Cove Subdivision, according to Plat No. 72-39, located within the Palmer Recording District, Third Judicial District, State of Alaska.

Contact PO Box 520186, Big Lake, AK. 99652.

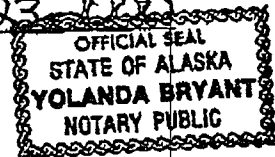
Dated this 6th day of July, 1999.

Starboard Cove Homeowners Association, Inc.

By: B. H. Tilton
B. H. TILTON, President

Subscribed and sworn to before me this 6th day of July, 1999.

Yolanda Bryant
Notary Public in and for Alaska
My Commission Expires: 8/23/2000



RETURN TO:
Starboard Cove Homeowners
Association, Inc.
PO Box 520186
Big Lake, AK. 99652

012830
PALMER
RECORDING DISTRICT
15th
1999 JUL - 7 AM 10:00
REQUESTED BY
CROSSREEK

**AMENDED
NOTICE OF ANNUAL DUES
AND RESALE CERTIFICATES**

The following is an amended Notice of Annual Dues and Resale Certificates, that was originally dated July 6, 1999 and recorded July 7, 1999 in Book 1022 at Page 179, Palmer Recording District, State of Alaska. Notice is hereby given that the due date of the STARBOARD COVE HOMEOWNERS ASSOCIATION dues in the amount of \$150.00 per year, per lot, has been changed from May 1st of each year to March 1st of each year. In addition, upon a sale of a property within the Starboard Cove Subdivision a Resale Certificate in the amount of \$150.00, must be obtained from the Starboard Cove Homeowners Association, Inc., Secretary. All the foregoing is in accordance with Article IV of the By-Laws of Starboard Cove Homeowners Association, Inc., as amended.

These dues and cost of resale certificates are to be used for promoting the recreation, health, safety, enjoyment, and welfare of the owners, and the improvement and maintenance of the common property and Tract A, plus any property and facilities devoted to the common property.

Properties subject to said assessment are located in the following described subdivision:

All Lots within all Blocks of the Starboard Cove Subdivision, according to Plat No. 72-39, located within the Palmer Recording District, Third Judicial District, State of Alaska.

Contact PO Box 520186, Big Lake, AK. 99652.

Dated this 8th day of May, 2000.

007335
PALMER
RECORDING DISTRICT

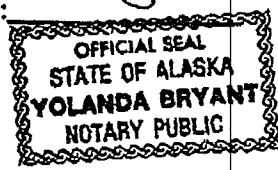
15⁰⁰ 2000 MY -9 AM 9:49

Starboard Cove Homeowners Association, Inc.

REQUESTED BY By: [Signature]
B. H. TILTON, President
cross creek

Subscribed and sworn to before me this 8th day of May, 2000.

[Signature]
Notary Public in and for Alaska
My Commission Expires:



RETURN TO:
Starboard Cove Homeowners
Association, Inc.
PO Box 520186
Big Lake, AK. 99652