

PROTECTIVE COVENANTS AND RESTRICTIONS

FOR

BOOK 23 PAGE 690

LAKERIDGE SUBDIVISION

Chitina Recording District

Christian T. Sorensen and Patrick Lamb do hereby establish and file for record the following declarations, covenants, conditions and restrictions regarding the use and/or improvement of the property located in LAKERIDGE SUBDIVISION according to Plat 84-2 and as revised by Plat 86-7 in the Chitina Recording District, Alaska. The covenants recorded January 24, 1986 in Book 23 at Page 370 are hereby deleted in their entirety and replaced with the following:

COVENANTS --

1. No buildings shall be located on any lot nearer than twenty-five (25) feet to any road right-of-way. No building shall be located on any lot nearer than ten (10) feet to any other lot line.
2. In order to maintain the natural setting and aesthetic value of LAKERIDGE SUBDIVISION, care will be taken to retain as many of the trees and natural vegetation as possible.
3. Lots shall not be used or maintained as a dumping ground for rubbish. No lot shall be used as a junkyard.
4. Activity which is noxious or offensive shall not be permitted nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. All pets, livestock and other animals brought into this subdivision shall be kept under control at all times by the owners of such animals.
6. Any lot may be resubdivided provided that each resulting lot shall be 40,000 square feet minimum.

GENERAL PROVISIONS --

A. These covenants and general provisions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date of recording this instrument, after which time they shall be automatically extended for periods of 10 years unless an instrument signed by the owners of a majority of the lots of record has been recorded agreeing to change said covenants and/or general provisions in whole or in part.

B. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Such actions may be brought by any individual lot owner or group of lot owners.

C. Invalidation of any of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and affect.

Dated this 15<sup>th</sup> day of March, 1986.

Christian T. Sorensen

Patrick Lamb  
STATE OF ALASKA

RECORDING DISTRICT  
JUDICIAL DISTRICT

(On this day personally appeared before me

Christian T. Sorensen and  
Patrick Lamb

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this  
15<sup>th</sup> day of March, 1986.

Carly

Notary Public in and for the State of Alaska  
residing at EAGLE RIVER, AK  
my commission expires: 7-20-87

10.00  
86-0246

RECORDED FILED  
COMM. REC.

MAR 26 9 22 AM '86

REC'D: C. T. Sorensen  
P. O. Box 873221  
Anchorage, AK  
99687