

FLAT NO. 81-96

BOOK 180 PAGE 174  
Kanae Rev.

RESERVATIONS AND RESTRICTIVE COVENANTS  
FOR STEPHENKIE SUBDIVISION NO. 2

LAND USE:

All lots in the Subdivision shall be used for residential and recreational purposes only.

RE-SUBDIVISION:

The lots of the Subdivision shall not be reduced in size by re-subdivision.

SEWER, GARBAGE AND REFUSE DISPOSAL:

Each lot shall have a safe way of sewage disposal so as not to endanger other lots, the Kanae River or the Boat Harbor. No dumping of garbage or refuse shall be allowed in the Kanae River or the Boat Harbor.

BOAT HARBOR:

The Subdivision lot owners shall share the cost of maintenance on the Boat Harbor. One boat moorage allowed per lot. Boat Harbor is restricted to Subdivision lot owners and their guests for the purpose of egress to and from the Kanae River. No fish cleaning in the Boat Harbor shall be allowed.

EASEMENTS:

Easements for installation and maintenance of utilities are reserved as shown on the recorded Plat.

**ROADS:**

The Subdivision lot owners shall share the cost of road maintenance. No vehicle parking allowed on the roads. Road easements are reserved for the exclusive use of the Subdivision lot owners and their guest. All stationary security measures of roads leading to and within the Subdivision shall be respected and adhered to at all times by lot owners and their guest.

**NUISANCES:**

Discharging of firearms within the Subdivision shall not be allowed except to protect life or property. No commercializing, motor bikes, dog teams, or open fires shall be allowed within the Subdivision. All pets shall be under their owners supervision at all times.

**SEVERABILITY:**

Invalidation of any one of the covenants by a judgment or court order shall no wise effect any of the other provisions which shall remain in full force and effect.

**TERMS:**

The foregoing restrictions and conditions for land, harbor and road use are declared to be the act of the owner, and all conditions on purchase and ownership of property in the Subdivision shall be deemed and considered covenants running with the land, for a period of 30 years from the date of the recording of these covenants. At the expiration of that period of time, the covenants may be changed by the approval of a majority of land owners

within the Subdivision; otherwise, said covenants shall be automatically extended for successive periods of 10 years.

Elsie M. White

Elsie M. White

Elsie M. White appeared before me on the 19<sup>th</sup> day of November, 1981, at Anchorage, Alaska. I know her to be the person described in and who executed the above instrument.

Kathy Rogers  
Notary Public in and for Alaska  
My Commission expires: 11-20-81



81-008751

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RECORDED-FILED  
KENAI REC.  
DISTRICT

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NOV 20 12 34 PM '81  
REQUESTED BY Elsie M. White  
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