

BUILDING AND USE RESTRICTIONS - WEAVER
SUBDIVISION Located in the N1/2 NW1/4
Sec. 11, T5N, R9W S.W. 1 in Keweenaw
Borough.

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of open porches and garages shall not be less than 700 (seven hundred) square feet. The exterior of the dwelling must be completed in one (1) year from the start of construction.

BUILDING LOCATION

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines as indicated on the recorded plat. In any event no building shall be located on any lot nearer than twenty (20) feet to the lot line.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as indicated on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of 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 or utility company is responsible.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot for a period of not more than two (2) years.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than seventy-five (75) percent of the gross lot area, with the remaining area left in its natural state.

RE-SUBDIVISION

The area of lots herein described shall not be reduced in size Xfts less than one (1) acre by re-subdivision.

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TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) 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.

ENFORCEMENT

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.

SEVERABILITY

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

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved 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 as covenants running with the land.

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be kept, bred, or maintained for any commercial purpose. No more than two (2) dogs per household permitted.XXX

DRIVEWAYS

No driveway shall obstruct drainage. Access driveways shall not be higher than roadway until it reaches center of ditch.

LITTER

No trees, stumps or other litter shall be piled in streets or ditches at any time, even temporarily.

Mark Hanson
Mark Hanson

SUBSCRIBED AND SWORN TO BEFORE ME, NOTARY PUBLIC, STATE OF ALASKA, THIS 21 DAY OF APRIL, 1982.
Appeared before me Mark Hanson.
Notary Public Comm. Expires 4-2-83

82.002694

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RECORDED-FILED
KENAI REC.
DISTRICT

APR 23 2 34 PM '82

REQUESTED BY *Mark Hanson*
ADDRESS *Barbels Sterling*
180316