

999-311

**Covenants, Conditions and Restrictions  
Reyes Subdivision # 2  
Plat No. 97-41**

1. Land use and building type:

- a) All lots shall be for residential or recreational use only.
- b) No building shall be erected, altered, placed or permitted to remain on any lot other than a one family dwelling not exceeding two stories in height.
- c) The exterior of any improvement must be completed within one year from the date of the start of construction.

2. Clearing of trees:

- a) In order to maintain the natural setting and aesthetic quality of the subdivision, no live standing timber shall be cut except that which is necessary and reasonable for driveways, dwellings or other buildings.
- b) This cutting shall not allow for the clearing of over 50% of the lot.

3. Dwelling size and construction:

- a) All dwellings must be constructed on site (log or stick construction).
- b) External sheathing must be wood, wood composite, brick or stone.
- c) Minimum size of dwellings shall be 800 sq.ft. on the primary level.
- d) All buildings shall be placed on a permanent foundation.
- e) Dwellings must meet or exceed the specifications of the Uniform Building Code.

4. Out buildings:

- a) All out buildings shall meet or exceed the requirements set forth for primary buildings, except for the square footage requirement.
- b) All buildings used for storage must be enclosed on at least three sides.

5. Recreational vehicles: Recreational vehicles, travel trailers and tents are permitted for recreational use only and shall not be set up for permanent use.

6. Vehicles: Vehicles which are inoperative may not be located on the premises, unless fully enclosed in a garage, for more than one month.

7. Nuisances: Trash, garbage or other waste shall not be stored on the premises.

8. Animals, livestock and pets:

- a) Livestock production will be allowed on lots over 10 acres in size.
- b) On lots less than 10 acres household pets and up to two horses will be allowed. However the number of dogs or cats shall be limited to no more than two times the number of people occupying the lot.
- c) There shall be no dog teams.

9. Re-subdivision: The lots may be reduced in size by re-subdivision but the re-subdivided lots may not be resold for a period of 8 years after the recording date of these covenants, and the minimum lot size will be maintained at 1 acre.

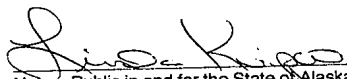
- 10. Signs: No sign shall be displayed except a professional sign advertising the property for sale.
- 11. River access for Tracts A1 and A2 will be provided by a 10-foot easement along the north property line of Tract B1. This access is intended as a walking path only. This easement will terminate for an individual Tract if that Tract is subdivided. The easement will remain in effect for the other Tract unless or until that Tract is subdivided.
- 12. Terms: These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded. Covenants will automatically be extended for successive periods of ten years unless an instrument signed by all of the owners of the lots is recorded agreeing to change said covenants in whole or in part.
- 13. Enforcement: Enforcement shall be proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain the violation or to recover damages.

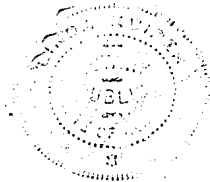
  
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 Darryl J. Byerley

STATE OF ALASKA  
 THIRD JUDICIAL DISTRICT

On this 29th day of August, 1997, before me, the undersigned, Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Darryl J. Byerley known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

  
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 Notary Public in and for the State of Alaska  
 My commission expires: 6/1/98



WHEN RECORDED RETURN TO:  
 Darryl J. Byerley  
 P.O. Box 2741  
 Soldotna, AK 99669

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 DISTRICT  
 REQUESTED BY IL

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