



**Penderosa Subdivision
Restrictions and Covenants**

1. Preamble: The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured a pleasant, sanitary and safe site to erect their homes. These covenants will be in effect from the date recorded in the Palmer Recording District, Third Judicial District, State of Alaska, concerning the following described real property:

All lots within Penderosa Subdivision, Plat # 2010 - 54

2. Land Use and Building Type: No lots shall be used except for single family residences. No lot shall be re-subdivided to less than 40,000 square feet.

3. Dwelling Costs, Quality and Size: No dwelling shall be permitted on any lot of less than a total value of \$150,000.00 excluding the value of the land and utilities, based upon the cost level prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein.

4. Building Location: All buildings must comply with Borough setback regulations.

5. Temporary Structures: No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

6. Completion of Exteriors: All houses and outbuildings must be enclosed and exteriors finished within 12 months of the time of beginning of construction.

7. General Provisions: These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 25 years from the date these covenants are recorded and automatically extended for a period of 10 years.

8. Severability: Invalidity of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

9. Livestock and Poultry: No animals, livestock or poultry of any kind shall be kept, bred or maintained for any private or commercial purposes. A maximum of 3 dogs and 3 cats may be kept as pets.

10. Sewage Disposal: All on-site sewage disposal systems shall conform to the State of Alaska, Department of Environmental Quality standards, and shall be placed in locations in conformance with state regulations.

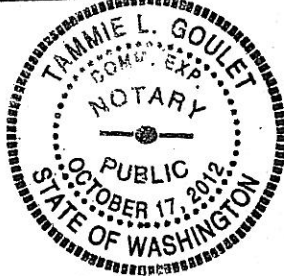
11. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Rubbish, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

N/A
Joseph M. Pendergrass, owner

Linda L. Pendergrass
Linda L. Pendergrass, owner

Notary Acknowledgement

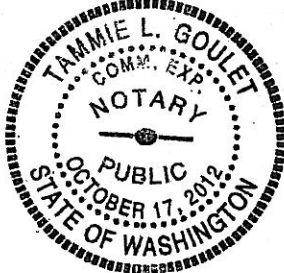
Subscribed and sworn to before me this 13 day of JULY 2010
for Joseph M. Pendergrass.



[Signature]
Notary for the State of Alaska WASHINGTON
My commission expires 10.17.12

Notary Acknowledgement

Subscribed and sworn to before me this 13 day of JULY 2010
for Linda L. Pendergrass.



[Signature]
Notary for the State of WASHINGTON
My commission expires 10.17.12

Return to: Joseph M. Pendergrass
4395 E. Kilo Dr.
Wasilla, AK 99654



2 of 3

2010-014725-0

Joseph M. Pendergrass
Joseph M. Pendergrass, owner

Notary Acknowledgement

Subscribed and sworn to before me this 16TH day of July 2010
for Joseph M. Pendergrass.



Peggy H. Fowler
Notary Public - State of Alaska

Peggy H. Fowler
Notary for the State of Alaska
My commission expires 3-13-2013

Return to: Joseph M. Pendergrass
4395 E. Kilo Dr.
Wasilla, AK 99654



3 of 3

2010-014725-0

PENDEROSA SUBDIVISION

2010-54

Plat #	PALMER
Rec Dist	7-30 2010
Date	
Time	3:04 PM

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. THERE IS LESS THAN A ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 19, 1996 IN BOOK 834, PAGES 763-767. TRACT "C" IS EXCLUDED FROM ANY COVENANTS AND RESTRICTIONS PREVIOUSLY RECORDED IN ANY OF THE SHAW'S TRI-LAKES SUBDIVISIONS PER AMENDED COVENANTS AUGUST 6, 1996 IN BOOK 1028, PAGE 570
5. BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED MAY 2, 1985 IN BOOK 414, PAGE 736
RECORDED AUGUST 6, 1999 IN BOOK 1028, PAGE 573
RECORDED FEBRUARY 19, 2010 AT SERIAL #2010-002992-0 AND #2010-002993-0
6. EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC.
RECORDED DECEMBER 20, 2002 AS RECEPTION No. 2002-029283-0
7. NO ABOVE-GROUND UTILITIES ARE ALLOWED IN THE TEMPORARY CUL-DE-SAC WITHOUT A UTILITY PERMIT.

