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COVENANTS, CONDITIONS & RESTRICTIONS
OF
Sourdough Heights Subdivision

Plat Number - 2007-5

I. PURPOSE

A. Whereas, the undersigned are the owner(s) of all properties comprising Sourdough Heights Subdivision located in the Palmer Recording District, State of Alaska.

B. Whereas, the undersigned desires to protect the development of subject properties as a desirable, scenic and compatible residential development for the benefit of present and future property owners, to protect the property values of the lots herein, to place on the designated lots covenants regarding the use and improvement of these properties and to provide protection running with the land to all future owners.

C. Now therefore, the undersigned does hereby establish and file for record the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use of and improvements to the herein specified properties.

II. APPLICATION

A. General applicability

1. The covenants, conditions and restrictions set forth herein apply to 32 lots specific to Sourdough Heights Subdivision.

B. Effective date

2. The covenants, conditions and restrictions set forth herein shall take effect upon recording of this document and of the plat for Sourdough Heights Subdivision.

III. COVENANTS

A. Land Use and Building Type

1. The main dwelling shall be designed and used for single family residential purposes only. No dwelling shall be erected, altered, placed or permitted to remain on any lot which is for purposes other than single family residential. Multi-family, assisted living, group homes or other commercial use is not allowed. A mother - in law apartment over the garage is allowed so long as it does not violate any other condition of these covenants. Exterior stairs may not be visible from the main access street.

B. Dwelling Size

1. The main dwelling shall be at least 1600 square feet of total living area and shall cover at least 1200 square feet of the ground floor exclusive of open porches and garages. Each dwelling shall have at least an attached two-car garage. The main dwelling must be at least 75% completed including siding, prior to construction of any structure not attached to the main dwelling.

C. Dwelling Quality

1. Dwellings and other structures not attached to the main dwelling, built upon any lot, shall be constructed to the standards of the most current edition of the Uniform Building Code or the standards of the comparable State building codes, whichever is least restrictive. If local building codes are enacted, buildings shall meet minimum requirements established therein. Materials and workmanship shall be of good quality. Buildings shall be permanent, fixed construction. No dwelling or detached structure exterior shall remain unfinished, once begun, for a period exceeding 8 months. Non-permanent materials such as tar paper, roofing paper, celotex or nu-wood shall not be used as exterior construction materials or siding. Any structure or building that faces a street and structures that face two streets (corner lots) must be faced with lap siding, vinyl or other quality siding material. T-111 or siding with T-111 appearance, will be permitted for siding only on exterior walls not exposed to a street.

2. Structures not attached to the main dwelling (detached), such as a garage or storage building will be constructed using the same codes, workmanship and materials as the main dwelling and of a similar exterior design. Detached structures shall be aesthetically similar to the main dwelling and shall be promptly finished within 8 months once begun and shall not be left in a partially finished condition. Detached structures shall be at least 200 square feet but not larger than 1600 square feet with an eave height of not more than 14 feet. Their use will be limited to personal use by the lot owner, commercial use is not permitted. Each lot may have a maximum of two detached structures, one not larger than 400 square feet and one not larger than 1600 square feet in size.

D. Building Location

1. No dwelling or structure shall be located on any lot nearer than 15 feet from any side or rear lot line, 25 feet from any public right-of-way and not nearer than 75 feet from the access street. On corner lots the dwelling or structure shall not be located nearer than 25 feet from any public right-of-way and a minimum of 75 feet from the street used for access.

2. Structures not attached to the main dwelling such as a garage shall not be located on any lot nearer than 15 feet from any side or rear lot line and 25 feet from any public right-of-way.

3. All detached structures will be built to the rear or side of the main dwelling, away from the main access street as to not detract from the aesthetics of the subdivision.

E. Lot Usage

1. All lots shall be used for residential purposes only and shall not interfere in any manner with the residential use of other lots in the subdivision. Gravel, soils, and/or other natural materials may not be removed or used from any lot within the subdivision, except for permitted residential development on the same lot. Resource extraction is not allowed. Natural vegetation and contours of any lot shall not be disturbed except as reasonably necessary for the aesthetic development of the property. No easements or right-of-way shall be granted through any lot which might access adjacent properties or roads into the subdivision.

2. Storage of motor homes, travel trailers, boats, snow machines and other similar recreational vehicles may be stored while not in actual usage only so long as such on-site storage is not visible from a street.



F. Temporary Structures

1. No structures of a temporary nature, and specifically no trailer, tent, shack, mobile home, outhouse, lean-to, manufactured, modular, "to be moved", or Quonset type building shall be permitted.

G. Fences

1. All fences must be built in a professional manner and properly maintained. Wood fences must be built of finished material. Chain link fence shall not be permitted along the main access street. Neither barbed wire, rough cut lumber or welded wire fencing is permitted. Fences shall in no event be higher than 6 feet from ground level along the main access street and not higher than 8 feet along the side or rear lot lines. Fences shall be constructed so as to not detract from the aesthetic character of the subdivision.

H. Animals

1. No animals, livestock or poultry of any kind may kept upon the property, except each lot shall be allowed a maximum of two (2) dogs and two(2) cats or other household pets. However, dogs such as Pit Bulls, Rottweilers, Wolves and Wolf Hybrids specifically shall not be allowed.

2. No animals of any kind may be raised, bred or kept on any lot for commercial purposes. Sled dogs or dog teams may not be kept on any lot within the subdivision.

3. No vicious animal(s) may be kept on any lot or premises, as may be defined by any MSB ordinance.

4. All animals must be confined to the premises at all times except when under direct control of the owner. Kennels shall be located near the dwelling in a place not visible from any street.

5. No animal may be kept that violates the reasonable expectation of the other subdivision lot owners to peace, quiet and that a sanitary environment is maintained, so that no other owners of lots within the subdivision are subjected to unsightly premises, noises or odors.

7. Animal waste must be properly disposed of so as not to cause odor, contamination, unsightliness or create a nuisance.

I. Nuisances

1. No noxious, unsightly, illegal or offensive activity may be carried on upon any lot. Specifically prohibited are:

a. Parking of junk cars or partially dismantled vehicles.

b. The storage of vehicles or parts of vehicles where they may be viewed from public or private property.

c. The storage of materials, in excess of the amount needed for construction in the process of building on the premises is prohibited, including materials such as scrap metal, building supplies and wood other than for heating.

d. Uses creating noises, smells, smoke, vibrations, or excessive light off the property which interferes with the reasonable expectations of peace and quiet enjoyment of other lot owners.

J. Landscaping

1. Lot owners shall landscape any portion of the lot disturbed during the construction process within one (1) year after beginning construction.

2. To maintain the scenic and aesthetic value of the subdivision, standing trees shall not be cut on any lot nearer than 15 feet from any road or street and not closer than 15 feet from any side or rear property line.

3. Clear cutting of trees is prohibited. Clearing trees will be kept at a minimum to maintain the aesthetic value of the subdivision. Dead or hazardous trees should be removed and a defensible fire space around structures should be maintained.



4. **Note** - Lot 1 Block 1 has been partially used as a soil dump site and should be considered in any building site plan. See plat notation.

K. External antennae or satellite dishes

1. Each lot owner may install a standard television antenna, "Ham Radio" type antenna or satellite dish, which shall not exceed a total height of 6 feet above the dwelling or detached structure roof line. Satellite dishes, not more than 4 feet in diameter, must be discretely located either to the side or rear of any structures to least impact the scenic and esthetic character of the subdivision.

L. Garbage

1. No lot shall be used or maintained as a dumping ground for refuse or waste materials. Any refuse containers shall be kept out of sight from the street except for scheduled collections.

M. On-site Water and Sewer

1. No on-site water or sewer system shall be installed on any lot unless such system is designed, located and constructed in accordance with the requirements of the Alaska Department of Environmental Conservation.

N. Utilities

1. All utilities, to include, electrical, telephone, cable TV and natural gas shall be installed in accordance with the requirements of the utility companies and must be placed underground to least impact the scenic and esthetic character of the subdivision.

O. Driveways

1. Lot owner is responsible for obtaining any driveway permit that may be required by the Mat-Su Borough.

P. Re-subdivision

1. The Lots herein described may not be reduced in size, however, multiple lots may be combined to create larger lots.

III. GENERAL PROVISIONS

A. Term

1. 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 35 years from the date these covenants are recorded. After this time these covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by 60% of the owners has been recorded agreeing to change said covenants in whole or part.

B. Amendment

1. This declaration may be amended in whole or part by recording of an instrument signed by not less than 60% of the owners of the lots within the original subdivision boundaries, setting forth the changes. Multiple lots that are re-platted into a larger lot will retain 1 amendment vote for each of the original lots.



C. Enforcement

1. Enforcement of these covenants may be by proceedings in law or in equity against any person(s) violating or attempting to violate any covenant to restrain or to recover damages. An action may be brought by the owner or owners of record of any lot in the subdivision.

D. Severability

1. Invalidation of any one of these covenants by court judgment shall not affect any of the other provisions, which shall remain in full force and effect.

Kurt M. Newcomb

Kurt M. Newcomb - Owner

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

This is to certify that on the 8 day of January, 2007, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Kurt M. Newcomb, who is known to me to be the person who executed the above and foregoing instrument.

Witness my hand and official seal. My commission expires: 10/01/08 Carol P. Vardeman

Please return original to:

Kurt M. Newcomb
Box 872186
Wasilla, Alaska 99687

Official Seal
State of Alaska
Notary Public
Carol P. Vardeman
Commission Expires 10/01/08





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AMENDED
COVENANTS, CONDITIONS & RESTRICTIONS
OF
Sourdough Heights Subdivision

I. PURPOSE

A. Whereas, the undersigned are the owner(s) of at least 60% of the properties comprising Sourdough Heights Subdivision located in the Palmer Recording District, State of Alaska.

B. Whereas, the undersigned desires to protect the development of subject properties as a desirable, scenic and compatible residential development for the benefit of present and future property owners, to protect the property values of the lots herein, to place on the designated lots covenants regarding the use and improvement of these properties and to provide protection running with the land to all future owners.

C. Now therefore, the undersigned does hereby establish and file for record the following amended declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use of and improvements to the herein specified properties.

II. APPLICATION

A. General applicability

1. The amended Covenants, Conditions and Restrictions set forth herein apply to 14 lots specific to Blocks 1 and 3 of Sourdough Heights Subdivision.

B. Effective date

2. The amended Covenants, Conditions and Restrictions set forth herein shall take effect upon recording of this document.

III. AREA OF APPLICATION

This amendment will apply to those Covenants, Conditions and Restrictions in Section III B, of those covenants, conditions and restrictions for Sourdough Heights Subdivision recorded on 1/8/2007, serial number 2007-000613-0.

The Covenants, Conditions and Restrictions for Sourdough Heights Subdivision are amended to read as follows:

III B. Dwelling Size

1. In Blocks 2 and 4 the main dwelling shall be at least 1600 square feet of total living area and shall cover at least 1200 square feet of the ground floor exclusive of open porches and garages. However, in Blocks 1 and 3 the main dwelling shall be at least 1400 square feet of total living area and shall cover at least 1000 square feet of the ground floor exclusive of open porches and garages. Each dwelling shall have at least an attached two-car garage. The main dwelling must be at least 75% completed including siding, prior to construction of any structure not attached to the main dwelling.

ACKNOWLEDGEMENTS

Notarized signature(s) of at least a 60% majority of the property owners, as described in Section III B. of the recorded Covenants, Conditions and Restrictions for Sourdough Heights Subdivision, are incorporated herein by reference as though more fully set forth therein.

Date: 11/30/2007

Kurt M. Newcomb
Kurt M. Newcomb

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

This is to certify that on the 30th day of November, 2007, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Kurt M. Newcomb, who is known to me to be the person who executed the above and foregoing instrument.

Witness my hand and official seal. My commission expires: _____

Please return original to:

Kurt M. Newcomb
Box 872186
Wasilla, Alaska 99687



2 of 2

2007-030528-0

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AMENDED
COVENANTS, CONDITIONS & RESTRICTIONS
OF
Sourdough Heights Subdivision

I. PURPOSE

A. Whereas, the undersigned are the owner(s) of at least 60% of the properties comprising Sourdough Heights Subdivision located in the Palmer Recording District, State of Alaska.

B. Whereas, the undersigned desires to protect the development of subject properties as a desirable, scenic and compatible residential development for the benefit of present and future property owners, to protect the property values of the lots herein, to place on the designated lots covenants regarding the use and improvement of these properties and to provide protection running with the land to all future owners.

C. Now therefore, the undersigned does hereby establish and file for record the following amended declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use of and improvements to the herein specified properties.

II. APPLICATION

A. General applicability

1. The amended Covenants, Conditions and Restrictions set forth herein apply specifically to Lot 4, Block 4, of Sourdough Heights Subdivision.

B. Effective date

2. The amended Covenants, Conditions and Restrictions set forth herein shall take effect upon recording of this document.

III. AREA OF APPLICATION

This amendment will apply to those Covenants, Conditions and Restrictions in Section III. D. 1, of those covenants, conditions and restrictions for Sourdough Heights Subdivision, recorded on 1/8/2007, serial number 2007-000613-0.

The Covenants, Conditions and Restrictions for Sourdough Heights Subdivision are amended to read as follows:

III D. 1., No dwelling or structure shall be located on any lot nearer than 15 feet from any side or rear lot line, 25 feet from any public right-of-way and not nearer than 75 feet from the access street, excepting lot 4 Block 4 which shall have a set back of not nearer than 50 feet from the access street. On corner lots the dwelling or structure shall not be located nearer than 25 feet from any public right-of-way and a minimum of 75 feet from the street used for access.

ACKNOWLEDGEMENTS

Notarized signature(s) of at least a 60% majority of the property owners, as described in Section III B. of the recorded Covenants, Conditions and Restrictions for Sourdough Heights Subdivision, are incorporated herein by reference as though more fully set forth therein.

Date: 8/4/11

Kurt M. Newcomb
Kurt M. Newcomb

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

This is to certify that on the 4 day of August, 2011, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Kurt M. Newcomb, who is known to me to be the person who executed the above and foregoing instrument.

Witness my hand and official seal. My commission expires: Tina M. Clark

12/1/2014.

Please return original to:

Kurt M. Newcomb
Box 872186
Wasilla, Alaska 99687



2 of 2
2011-014976-0



Page 1 of 2

AMENDED
COVENANTS, CONDITIONS & RESTRICTIONS
OF
Sourdough Heights Subdivision

I. PURPOSE

A. Whereas, the undersigned are the owner(s) of at least 60% of the properties comprising Sourdough Heights Subdivision located in the Palmer Recording District, State of Alaska.

B. Whereas, the undersigned desires to protect the development of subject properties as a desirable, scenic and compatible residential development for the benefit of present and future property owners, to protect the property values of the lots herein, to place on the designated lots covenants regarding the use and improvement of these properties and to provide protection running with the land to all future owners.

C. Now therefore, the undersigned does hereby establish and file for record the following amended declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use of and improvements to the herein specified properties.

II. APPLICATION

A. General applicability

1. The amended Covenants, Conditions and Restrictions set forth herein apply to 14 lots specific to Blocks 1 and 3 of Sourdough Heights Subdivision.

B. Effective date

2. The amended Covenants, Conditions and Restrictions set forth herein shall take effect upon recording of this document.

III. AREA OF APPLICATION

This amendment will apply to those Covenants, Conditions and Restrictions in Section III B, of those covenants, conditions and restrictions for Sourdough Heights Subdivision recorded on 1/8/2007, serial number 2007-000613-0, and amended on 12/3/2007, serial number 2007-030528-0.

The Covenants, Conditions and Restrictions for Sourdough Heights Subdivision are amended to read as follows:

III B. Dwelling Size

1. In Blocks 2 and 4 the main dwelling shall be at least 1600 square feet of total living area and shall cover at least 1200 square feet of the ground floor exclusive of open porches and garages. However, in Blocks 1 and 3 the main dwelling shall be at least 1400 square feet of total living area and shall cover at least 750 square feet of the ground floor exclusive of open porches and garages. Each dwelling shall have at least an attached two-car garage. The main dwelling must be at least 75% completed including siding, prior to construction of any structure not attached to the main dwelling.

ACKNOWLEDGEMENTS

Notarized signature(s) of at least a 60% majority of the property owners, as described in Section III B. of the recorded Covenants, Conditions and Restrictions for Sourdough Heights Subdivision, are incorporated herein by reference as though more fully set forth therein.

Date: 3/28/12

Kurt M Newcomb

Kurt M. Newcomb

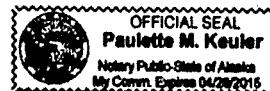
STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

This is to certify that on the 28th day of March, 2012, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Kurt M. Newcomb, who is known to me to be the person who executed the above and foregoing instrument.

Witness my hand and official seal. My commission expires: Paulette M Keuler

Please return original to:

Kurt M. Newcomb
Box 872186
Wasilla, Alaska 99687



SOURDOUGH HEIGHTS SUBDIVISION

2007-5

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCEL SHOWN HEREON.

2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

3. THERE IS LESS THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.

4. UTILITY FACILITIES MAY BE PLACED WITHIN A TEMPORARY CUL-DE-SAC, DRAINAGE, SLOPE AND/OR MAINTENANCE EASEMENT WITH A BOROUGH UTILITY PERMIT.

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING | TANGENT |
|-------|-----------|---------|---------|---------|---------------|---------|
| C1 | 89°39'45" | 30.00' | 46.95' | 42.30' | N45°00'47"W | 29.82' |
| C2 | 90°20'15" | 30.00' | 47.30' | 42.55' | N44°59'12"E | 30.18' |
| C3 | 05°24'56" | 250.00' | 23.63' | 23.62' | N87°08'12"W | 11.82' |
| C4 | 20°57'45" | 250.00' | 91.47' | 90.96' | N73°56'52"W | 46.25' |
| C5 | 21°30'11" | 250.00' | 93.82' | 93.28' | N52°42'54"W | 47.47' |
| C6 | 21°30'13" | 250.00' | 93.83' | 93.28' | N31°12'42"W | 47.47' |
| C7 | 20°15'25" | 250.00' | 88.39' | 87.93' | N10°19'53"W | 44.66' |
| C8 | 89°38'30" | 225.00' | 352.02' | 317.20' | N45°01'25"W | 223.60' |
| C9 | 79°27'41" | 200.00' | 277.37' | 255.67' | N39°56'01"W | 166.22' |
| C10 | 10°10'49" | 200.00' | 35.54' | 35.49' | N84°45'16"W | 17.81' |
| C11 | 89°39'47" | 30.00' | 46.95' | 42.30' | N45°02'03"W | 29.82' |
| C12 | 90°20'13" | 30.00' | 47.30' | 42.55' | N44°57'56"E | 30.18' |
| C13 | 44°50'31" | 320.00' | 250.44' | 244.10' | N67°26'42"W | 132.03' |
| C14 | 44°50'31" | 320.00' | 250.44' | 244.10' | N22°36'11"W | 132.03' |
| C15 | 90°20'15" | 30.00' | 47.30' | 42.55' | N44°59'13"E | 30.18' |
| C16 | 79°25'00" | 30.00' | 41.58' | 38.33' | N50°08'10"W | 24.91' |
| C17 | 10°05'25" | 380.00' | 66.92' | 66.83' | N15°28'23"W | 33.55' |
| C18 | 14°54'21" | 380.00' | 98.86' | 98.58' | N27°58'16"W | 49.71' |
| C19 | 16°27'59" | 380.00' | 109.21' | 108.83' | N43°39'26"W | 54.98' |
| C20 | 17°44'46" | 380.00' | 117.70' | 117.23' | N60°45'49"W | 59.32' |
| C21 | 10°54'22" | 380.00' | 72.33' | 72.22' | N75°05'23"W | 36.28' |
| C22 | 09°19'23" | 380.00' | 61.83' | 61.76' | N85°12'15"W | 30.98' |
| C23 | 86°41'45" | 350.00' | 529.59' | 480.50' | N46°31'05"W | 330.38' |
| C24 | 02°59'17" | 350.00' | 18.25' | 18.25' | N01°40'34"W | 9.13' |

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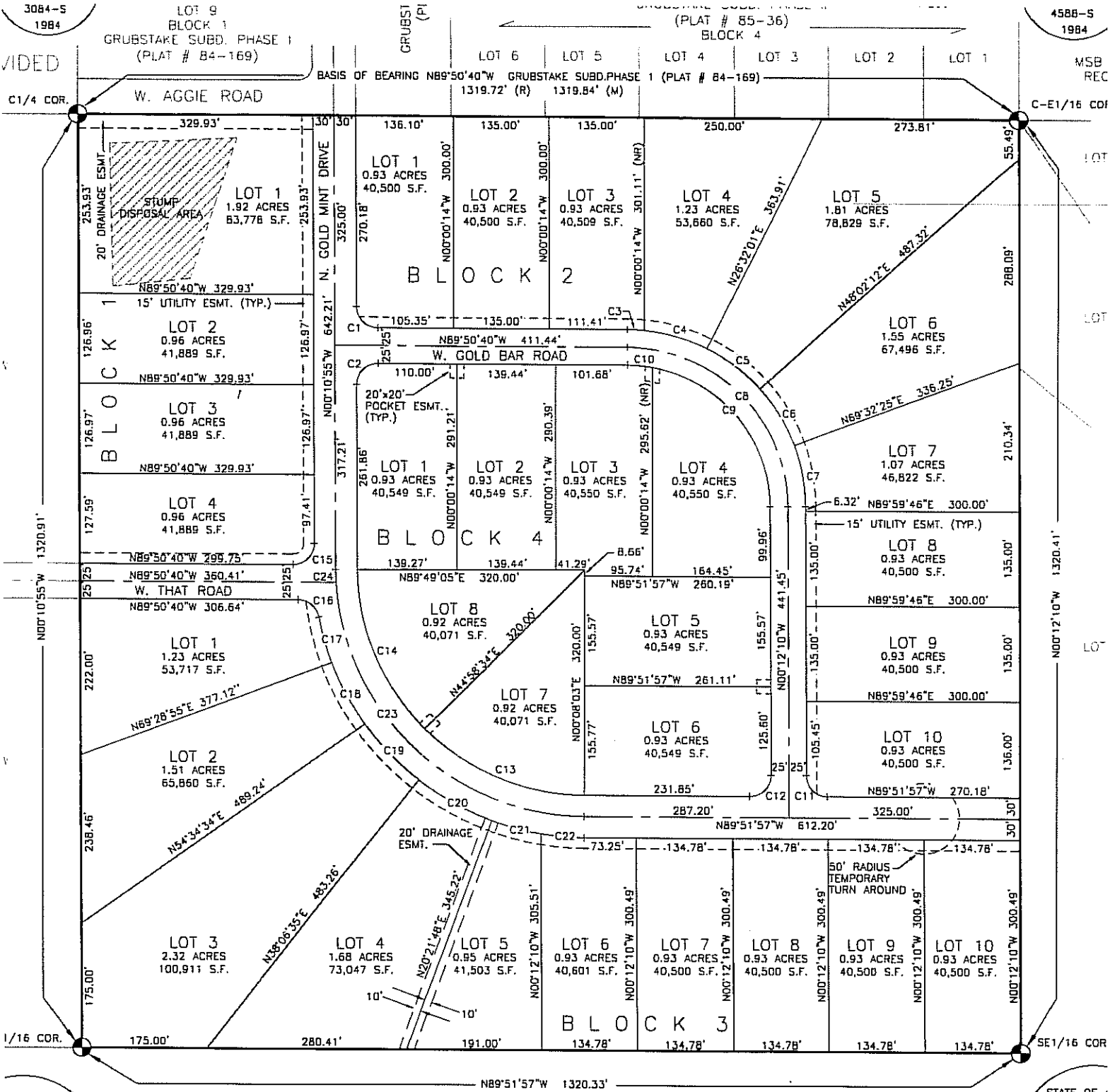
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(FLUSH)