

CONDITIONS, COVENANTS, AND RESTRICTIONS
RAVENS VIEW SUBDIVISION, A SUBDIVISION OF LOT 1,
U.S.S. 9544, CONTAINING 144.445 ACRES

1. Until conveyance to Fee Ownership, after full payment has been made, all the premises shall remain under sole jurisdiction of the Bureau of Indian Affairs. Subsequent to conveyance of the lots to Fee Ownership, all restrictions, covenants, and conditions herein are subject to compliance with State of Alaska Law.
2. These conditions, covenants, and restrictions will be in effect until such time as a simple majority of the lot owners agree on any changes.
3. Water is to be provided by the individual lot owner.
4. Septic systems shall be constructed in accordance with the State of Alaska Department of Environmental Conservation regulations.
5. Easements and Rights-of-Way for streets and utilities are reserved as shown on the recorded plat.
6. No re-subdividing of the original lots is allowed, the exception being that the subdivision owner retains this right.
7. The aesthetic value of the natural foliage in the subdivision shall be maintained. Reasonable clearing for construction and improvements can be done.
8. The owner, George (Dugan) G. Nielsen, reserves all mineral rights for himself and his heirs.
9. No mobile home, tent, Sea Land (shipping) van(s) or similar facility or structure shall be placed on any lot except to serve as a single family dwelling during the construction of a permanent home, and said mobile home, tent or similar facility or structure is to be removed upon completion of the permanent home. In no event shall said mobile home, tent, or similar structure remain on any lot for more than twenty four (24) months.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance, or cause unreasonable embarrassment or disturbance to other owners in the enjoyment of their lots.

Bristol Bay Recording District

CONDITIONS, COVENANTS, AND RESTRICTIONS
RAVENS VIEW - A SUBDIVISION
PAGE 2 OF 3

11. All garbage and trash shall be placed and kept in covered containers and shall not be permitted to remain upon a lot for any period of time in excess of that normally required for garbage disposal to the municipal land fill.
12. No junk vehicles of any nature shall be allowed on any lot for a period of more than ninety (90) days.
13. No dog lots for dog teams will be permitted.
*dog teams.
14. Lot (S) #4, 5, 6, of BLOCK ONE may have access to the water body identified as TRACT A by requesting access from the subdivision owner. Requests should be in writing. General access to the water body known as TRACT A may be granted by the subdivision owner. Any unauthorized activity will be treated as TRESPASS, any harm or injury stemming from such TRESPASS will be the responsibility of Trespasser(s).
15. There will be no motorized activity allowed in the water body known as TRACT A, such as outboard motors, wetbikes, etc. There be allowance for radio controlled activity, (airplanes, boats, etc.).
16. There will be no activity that may disturb the natural characteristics, habitat, and or the sanctuary of any wildlife that may be occupying that area known as TRACT B.
17. There will be no GRAY or WASTE WATER systems allowed near the boundaries of TRACT A or TRACT B.
18. There will be no discharge of firearms or firecrackers, within the subdivision. The exception being that action maybe taken to ward off bears.
19. A safe speed will be maintained whenever driving through McKinley Drive.
20. There will be no open fires or burning allowed, barbeques or roasting pits are allowed but must be monitored constantly.

CONDITIONS, COVENANTS, AND RESTRICTIONS
RAVENS VIEW - A SUBDIVISION
PAGE 3 OF 3

George G. Nielsen
George G. Nielsen

11. 1. 93
Date

State of Alaska)
Third Judicial District) ss.

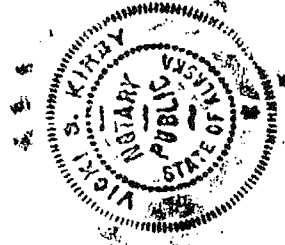
Subscribed and sworn to before me, this 1st day of November
19 93, by George G. Nielsen.

Robert Kirby
Notary Public for the State of Alaska
My commission expires 5-20-97

93-1084

RECORDED - FILED	31 CC
<u>Bristol Bay</u>	REC. DIST.
DATE <u>11/13</u>	19 <u>93</u>
TIME <u>1:15</u>	<u>P</u> M
Requested by <u>BBNA</u>	
Address	

PLAT 93-13



Return to
Realty
Bristol Bay Native Assn
Po Box 310
Dillingham, AK 99576

ADDENDUM TO
CONDITIONS, COVENANTS, AND RESTRICTIONS

Recorded in the Bristol Bay Recording District on November 12, 1993 at 1:15 P.M. in Book 41 at Pages 314 - 316, Serial Number 93-1084, for Raven's View Subdivision, a subdivision of Lot 1, U.S. Survey 9544, containing 144.445 acres, Seward Meridian, Alaska recorded as Plat 93-13 in the Bristol Bay Recording District.

21. There will be an annual **Street maintenance** fee charged to each Lot owner of Raven's View subdivision. This annual fee of Fifty dollars will be payable the subdivision developer to be utilized for the maintenance and upkeep of McKinley Drive. This fee will be due September 1 of each year. This provision for street maintenance shall remain in effect until such time as the lot owners of Raven's View form a Homeowner's Association, or similar organization that would include street maintenance as part of the organizations duties or mission.

Signed this 29th day of November, 1993.

George G. Nielsen
George G. Nielsen
Owner

State of Alaska)
Third Judicial District) ss.

Subscribed and sworn to before me, this 29th day of November, 1993, by George G. Nielsen.

Vicki S. Kirby
Notary Public for the State of Alaska
My commission expires 3-20-97

RETURN TO:
Bristol Bay Native Association
P.O. Box 310
Dillingham, Alaska 99575

94-63



BRISTOL BAY RECORDING DISTRICT

RECORDED - FILED 15
Bristol Bay REC. DIST.
DATE 1/10 1994
TIME 3:00 P.M.
Requested by (BBNA)
Address

ADDENDUM TO
CONDITIONS, COVENANTS, AND RESTRICTIONS
OF RAVEN'S VIEW SUBDIVISION

22. All Lots with the exception of Lot 3, Block 1, are restricted to single family dwellings only. Bristol Bay Recording District
23. There will be no commercial fishing vessel storage allowed upon any Raven's View Lot.

Signed this 29th day of September, 1995.

George G. Nielsen
George G. Nielsen / Owner

State of Alaska)
) ss.
Third Judicial District)

Subscribed and sworn to before me, this 29th day of September, 1995, by George G. Nielsen.

Vicki S. Kiley
Notary Public for the State of Alaska
My commission expires: 5-28-97

Book 41 Pg. 314

95-1119

RECORDED FILE	
<u>Bristol Bay</u>	REC. DIST.
DATE <u>9-29</u>	19 <u>95</u>
TIME <u>3:09</u>	<u>P</u> .M
REQUESTED BY <u>Nielsen</u>	
ADDRESS <u>Nielsen</u>	

Return to: DUGAN G. NIELSEN
P.O. Box 103
Sillingham AK
99576