

PROTECTIVE COVENANTS AND RESTRICTIONS FOR

MAJESTIC VIEW ESTATESBOOK 170 PAGE 37

PREAMBLE

ELDEN LEE REESE & NANCY J. REESE, do hereby establish and file for record, the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements of that property located in MAJESTIC VIEW ESTATES, which is located in the Seward Meridian, Alaska; Township 20 North, Range 0 east, Section 25, U.S. Government Lots 3 & 4, Matanuska-Susitna Borough.

COVENANTS

1. All lots may be used for recreational or residential purposes only.
2. The area of the lots herein described shall not be reduced in size by resubdivision. No more than one single family dwelling per lot.
3. Building may not remain in an unfinished state for more than two (2) years. All garages, outbuildings and storage buildings shall be of the same desirable quality and workmanship as any residential/ recreational dwelling. No quonset huts or like buildings shall be used on any lot for any purpose. Trailer houses allowed only while constructing dwelling.
4. In order to maintain the natural setting and aesthetic value of MAJESTIC VIEW ESTATES, no standing timber shall be cut except that which is necessary and reasonable for the following reasons:
 1. Site preparation for dwelling or buildings.
 2. Removal of hazardous & dangerous timber.
 3. Clearing of access for driveways.
 4. Selective cutting (not clear cutting) for landscaping or improvement of view.
5. Lots shall not be used or maintained as a dumping ground for rubbish. No private garbage pits will be allowed. Trash, 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. No lots shall be used for storage of junk vehicles or any unsightly accumulation of surplus property.
6. Activity which is noxious or offensive shall not be permitted, nor shall anything be done thereon which may be unsightly or become an annoyance or nuisance to the neighborhood.
7. Animals, livestock or poultry may not be raised, bred or kept by lot owners with less than two (2) contiguous acres, Except dogs (not more than two), cats or other household pets. No lot in the MAJESTIC VIEW ESTATES may be used to raise, bred or maintain any livestock, animals or poultry for commercial purposes.

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