

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMEOWNERS' ASSOCIATION, INC.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

The State of Alaska, through the Division of Fish and Game, is the owner of certain real property located in the District of Fairbanks, Alaska, which is more particularly described in the Declaration of Covenants, Conditions and Restrictions of the Homeowners' Association, Inc., hereinafter referred to as the "Declaration".

Quota Subdivision No. 15 and 22, Section 8, S. 80-120, located within Sections 15 and 22, T. 8N., R. 9E., F.M., Alaska.

The Declarant hereby declares that all of the property described above shall be held, sold, and conveyed subject to the following restrictions and conditions, which shall run with the real property and all the owner's parcels within the described property, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

Section 1. "Association" means Quota Subdivision Homeowners' Association, Inc., its successors and assigns.

Section 2. "Owner" means the record owner or record owner or purchaser under contract of a parcel of land, including the Declarant, and those having such interest therein as security for the performance of an obligation.

Section 3. "Properties" means the certain real property herein described, and such additional properties as may hereafter be brought within the jurisdiction of the said Association.

ARTICLE II

This Association shall be incorporated under the name of the Quota Subdivision Homeowners' Association, Inc. as a corporation not for profit under the laws of the State of Alaska. Its Homeowners' Association is established to acquire, maintain roads and related drainage improvements within the subdivision, maintain reserved or common areas, build or maintain a sewer and water system within the subdivision, and provide other necessary services until a unit of local government is established to assume responsibility for the same. This Homeowners' Association shall have all the powers set forth in the Article of Incorporation, Bylaws, and Declaration.

ARTICLE III

An owner of a parcel in Quota Subdivision No. 15 and 22, Section 8, S. 80-120, who has accepted this Declaration, the Article of Incorporation and the Bylaws of the Homeowners' Association, shall automatically become a member of the Homeowners' Association and shall be subject to the Declaration, Article of Incorporation, and Bylaws to the same extent as an original member of the Association.

ARTICLE IV

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

1. Crea  
ner of a  
t, deed o  
the assoc  
assessme  
shed and  
ents, tog  
ll be a c  
er's inte  
Each s  
ble attor  
who was t  
e. The p  
his succ  
2. Purp  
essments  
rovement  
division  
3. Spec  
ment appl  
or in part  
lacement  
ments must  
ed on a n  
4. Vot  
essments  
of a major  
5. Not  
notice  
be sent by  
0 days no  
6. Exer  
the Decla  
permit or  
te permit  
liens upon  
by the Decl  
te entry  
l public

f  
th  
si  
:  
r  
te  
wi  
on  
n  
se  
fe  
er  
l  
i  
A  
E  
ir  
ns  
se  
as  
tc  
co  
pi  
x  
l  
of  
Me  
me  
te  
th  
pe  
a  
or  
ded  
e  
ty

Personal Ob  
division, by  
ermit, is de  
l assessment  
rovements,  
fter provide  
t, costs, ar  
and shall be  
ty against v  
together with  
also be the  
roperty at t  
for delinqu  
less express  
ciation shall  
the Reserve  
nd maintain  
r Capital In  
the Associa  
only for the  
construction  
ement. Both  
form rate fo  
owners' As  
of lots in  
ed for the  
tified mail  
in advance  
owner of a  
, the asses  
s interest  
interest in  
ot subject  
properties ded  
exempt from

of  
ce  
ov  
ge  
ss  
bl  
ui  
s  
ob  
he  
sm  
id  
le  
non  
it  
s.  
le  
o  
ru  
ind  
ce  
mul  
ivi  
F  
linc  
set  
oje  
n i  
nce  
l.  
s c  
, a  
ssn

nt.  
e  
agree  
)  
pecial  
y's  
bon  
sment  
of the  
essment  
not  
y for  
thin  
ements.  
ial  
ng, in  
pair  
y be  
he  
essments  
ss  
amesite  
e  
may  
erties  
r  
ed by  
ted

ARTICLE V

1. Enfr  
society  
ding at l  
ations, l  
s Declara  
e any con  
med a wai

it  
ny  
in  
nd  
F  
of  
t

ll have the  
l restricti  
w or hereaf  
he Associat  
on herein c  
do so ther

er  
it  
ed  
ar  
sh

any  
nants,  
ovisions  
o  
event

1 Section 2  
2 Invalidat  
3 or court  
4 remain in  
5 Section 3  
6 The coven  
7 bind the  
8 ration is  
9 for succe  
10 by an ins  
11 lots in t

erability.  
any one of the  
shall in no way  
force and effe  
ndment.  
nd restrictions  
for a term of tw  
ded, after whic  
periods of (10)  
t signed by not  
division. Any

enants or restrict  
t any other provis

is Declaration sha  
20) years from the  
they shall be out  
This Declaratio  
than a majority of  
ent must be record

*[Signature]*  
lore G. Smith

10 STATE OF  
11 Third Jud

)  
) ss.  
District )

12 THIS IS TO  
13 me persona  
14 Division c  
15 Natural Re  
16 Declaratio  
17 Subdivisio  
18 signing th

IFY that on thi  
appeared *[Signature]*  
est, Land and W  
es of the State  
Covenants, Cond  
owners' Associ  
e.

day of April  
13 1985  
agement of the De  
ska, who executed  
and Restrictions c  
Inc. and acknowlec

Notar  
My Co

*[Signature]*  
c in and for the S  
n Expires: 10

8-1-02  
N  
RECORDED  
NENANA REC  
DISTRICT

APR 13 9 25  
REQUESTED BY A  
ADDRESS Di  
701  
A  
a

JR  
Technical S  
1. Northern  
Suite  
age, Ak. 99  
mills Kusk

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32