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2013-004957-0

Recording Dist: 311 - Palmer
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**AMENDMENT TO DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR THE RANCH PHASE 7B**

WF13-10C

cc-3 pages

The undersigned does hereby amend the Declaration of Protective Covenant, Conditions, and Restrictions for The Ranch Phase 7B dated January 21, 2013 and recorded January 22, 2013 at recording number 2013-001359-0 which is applicable to the following described real property:

Lots 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, and 33, Block 20; Lots 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, and 26, Block 21 of The Ranch Phase 7B, according to the official plat thereof, Plat Number 2013-9 of the records of the Palmer Recording District, Third Judicial District, State of Alaska.

by adding the following additional provisions:

PART E. ARCHITECTURAL CONTROL

E-1. APPROVAL REQUIRED. No structure shall be placed, erected or installed on any lot, and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place except in compliance with the provisions of this Declaration and upon the written approval of the Architectural Control Committee ("Committee") as provided in this part. Approval may be waived in whole or in part for lot development by a licensed contractor with whom the Declarant has previous experience and who is developing the property for resale to the public and not as custom home for a particular buyer.

E-2. ARCHITECTURAL CONTROL COMMITTEE. For so long as Declarant owns a lot in the subdivision, Declarant may designate an Architectural Control Committee of one or more persons whose members need not be lot owners or representatives of lot owners, and may, but need not, include architects, engineers or

similar professionals. At any time, Declarant may discontinue the Committee and the approval requirement of this part by recording a notice that it has done so. Discontinuation of the Committee and the approval requirement of this part shall not in any way amend or terminate the other covenants, conditions and restrictions of the Declaration.

E-3. APPLICATION FOR APPROVAL. Not less than 30 days prior to the start of any construction activity, including clearing or grading of a lot, a complete application for review by the Committee shall be delivered to

Arctic Devco, Inc.
Mile 36.5 Glenn Highway
Palmer, Alaska

The application shall include the name, address, and telephone number of the lot owner seeking approval and two complete sets of specific plans showing the proposed construction and location. The materials provided shall include at least:

- a. The nature of the improvement sought, its kind, shape, height, and materials proposed.
- b. A site plan showing existing and proposed topography, site improvements (to include a well and septic system), and property lines.
- c. Building plans, including all exterior elevations and total square footage.
- d. A schedule showing the type, color, and texture of all exterior surfaces.

The Committee will give a written response approving or denying the application within thirty (30) days of receipt. In the event the Committee fails to notify the applicant within thirty (30) days, the proposal shall be deemed approved. Approval may be subject to conditions requiring a change in the proposal. The Committee review does not imply any review of the adequacy of plans or specifications for strength, suitability, or durability, including structural design. The purpose of the controls reserved hereby is to ensure the conformity and harmony of external design and location in relation to surrounding structures and topography.

E-4. CONFORMITY TO APPROVED PLANS. Construction of improvements shall be in compliance with the approved plans. Material changes from the approved plans shall require approval as provided in E-3 above except that the Committee shall respond within ten days.



E-5. INJUNCTION. Without in any limiting the other provisions of this declaration concerning enforcement, the failure to submit an application for committee approval or construction contrary to an approved application would result in irreparable harm entitling the Declarant to ex parte, temporary and permanent injunctive relief.

E-6. LIMITATION OF LIABILITY. Review and approval of any application by the Architectural Control Committee is made on the basis of aesthetic considerations only and the Committee shall not bear any responsibility for ensuring the structural integrity, soundness, or compliance with building codes and other government requirements of any approved development. Neither the Declarant nor the Committee shall be liability for any injury, damage or loss arising out of the manner or quality of approved construction activities.

Arctic Devco, Inc.

Ingeborg M Turner

Ingeborg M. Turner

Vice- President and Secretary

Date: MARCH 8, 2013

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me this 8th day of March, 2013, by Ingeborg M. Turner, Vice-President and Secretary of Arctic Devco, Inc., on behalf of the corporation.



Kimberly J Dowling
Notary Public In And For Alaska

My Commission Expires: 1/24/2017

After recording return to:
Arctic Devco, Inc.
P.O. Box 3489
Palmer, AK 99645

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OF THE ESTATE HEREIN**

