

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 following:

Quota Subdivision No. 15 and 22, Section 8, Range 120, located within Sections 15 and 22, Township 8N, Range 120E, 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 bind 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 owners of a lot within the Quota Subdivision, a purchaser under contract with the Declarant, or the holder of a home site permit, including the Declarant and those having such interest therein, but hereby is secured 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 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. The Association is established to provide for the improvement of the subdivision, including the maintenance of roads and related drainage, water, sewer, and other necessary services until a unit of local government is established. 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 the Quota Subdivision who is subject to this Declaration, the Article of Incorporation, the Bylaws, and the Declaration, shall automatically become a member of the Homeowners' Association, Inc. and is subject to the Bylaws and the Declaration, Article I 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

Section 1. Creation of a deed of the association, together with the assessments, together with the interest of the declarant. Each person who was the declarant. The declarant shall be the declarant.

Section 2. Purpose of the association shall be to improve and maintain the property and the interests of the owners of the lots in the subdivision.

Section 3. Special assessments shall be levied for the improvement of the property and the interests of the owners of the lots in the subdivision.

Section 4. Voting rights shall be given to the owners of the lots in the subdivision.

Section 5. Notice of meetings shall be given to the owners of the lots in the subdivision.

Section 6. Execution of the Declaration of Covenants, Conditions and Restrictions shall be subject to the approval of the owners of the lots in the subdivision.

Section 7. The association shall have the right to restrict the use of the property and the interests of the owners of the lots in the subdivision.

ARTICLE V

24
25
26
27
28
29
30
31
32

Section 1. Enforcement of the Declaration of Covenants, Conditions and Restrictions shall be subject to the approval of the owners of the lots in the subdivision.

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 tl

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

enants or restrict
t any other provis

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

Core G. Smith
Core G. Smith

12 STATE OF)
13 Third Jud) ss.

)
) ss.
District)

14 THIS IS TO
15 me person
16 Division c
17 Natural Re
18 Declaratio
19 Subdivisio
20 signing th

IFY that on thi
ppeared Core G. Smith
est, Land and W
es of the State
Covenants, Cond
owners' Associ
e.

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

21 Notar

c in and for the

22 My Com

in Expires: _____

23 8-1-02

24 N

25 RECORDED &
NENANA RECORDS
DISTRICT

26 APR 13 9 25

27 REQUESTED BY A

JR

28 ADDRESS Dir

Technical S

29 701

1. Northern

30 A

Suite

31 a

age, Ak. 99

Mills Kullba

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