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ANCHORAGE RECORDING DISTRICT

After Recording, Return to:
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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (the "Declaration"), is made effective the 1st day of April, 2006 by Ledyard Group, LLC, an Alaska limited liability company, hereinafter referred to as "Declarant".

- A. Declarant is the owner in fee simple of certain real property located in Indian, Anchorage Municipality, State of Alaska, which is a residential subdivision under the name of Chugach Park View Subdivision, governed by the Chugach Park View Homeowners Association.
- B. For the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting such subdivision, Declarant hereby declares that all of the real property described above and each part thereof and any properties subsequently annexed hereto in accordance with the provisions of this Declaration, shall be held, sold, and conveyed subject to the following easements, covenants, conditions, and restrictions which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

COVENANTS, CONDITIONS AND RESTRICTIONS

ARTICLE I

Name

This development shall be known and designated as Chugach Park View Subdivision, a subdivision located in Indian, Anchorage Municipality, State of Alaska, specifically:

Plat No. 2005-202, recorded in the Anchorage Recording District, Third Judicial District, State of Alaska, excluding Tract 1 (the "Indian House parcel") and Lots 15 through 20.

ARTICLE II
Definitions

The following words, when used in this Declaration (unless the context shall prohibit), shall have the following meanings:

Section 1. "Association" shall mean and refer to Chugach Park View Homeowners Association, an Alaskan nonprofit corporation its successors and assigns.

Section 2. "Board of Directors" shall mean and refer to the Board of Directors of Chugach Park View Homeowners Association.

Section 3. "Declarant" shall mean and refer to Ledyard Group, LLC (also referred to in this document as "Ledyard, LLC" or "Ledyard") or its successors and assigns if such successor or assign acquires the rights, title, and interest of Ledyard, LLC to this Declaration.

Section 4. "Developer" shall mean and refer to Ledyard, LLC its successors and assigns.

Section 5. "Lot" shall mean and refer to any tract of land shown on the recorded Plat of Chugach Park View Subdivision referred to above (Plat 2005-202), any other parcel of land currently owned or later acquired by Declarant or Developer which is conveyed subject to the scheme of this Declaration pursuant to Article III of this Declaration.

Section 6. "Owner" shall mean and refer to the record owner, whether one or more person or entities, of the fee simple title to any Lot which is a part of the subdivision, including the Declarant and including contract sellers, but not including contract purchasers and not including those having such interest merely as security for the performance of an obligation.

Section 7. "Plat" shall mean and refer to the subdivision plat of the properties recorded in the office of the Recorder of the Municipality of Anchorage, as the same may be hereafter amended or supplemented.

Section 8. "Properties" shall mean and refer to that certain real property herein before described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 9. "Watershed Conservation Area" shall mean those areas of land defined as "wetlands" under federal law and "Class B wetlands" under municipal designation; a ten-foot wide buffer from the wetlands; all creeks, except areas around road crossings; and, a 35-foot setback from each bank of all creeks, except areas in the proximity of road crossings. Additional exceptions shall include exceptions permitted by law and permit, including, but not limited to, exceptions permitted under the 404 Army Corps of Engineers Permit (POA-2002-1215-D) that applies to the subdivision and other applicable permits and permissions. The Watershed Conservation Area shall be managed consistent with the philosophy expressed in Article VII.



