

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS TO THE DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS

This Supplementary Declaration of Covenants, Conditions and Restrictions,  
made this 11th day of August, 1981, by the Declarant, HALA CORPORATION, INC.,

WITNESSETH:

WHEREAS, a certain Declaration of Covenants, Conditions, and Restrictions  
was recorded on August 24, 1972, in Book 64 at Page 640 in the Palmer Recording District  
and a Notice of Additions of Territory was recorded on May 9, 1973, in Book 71 at Page 778  
in the Palmer Recording District, and

WHEREAS, RALPH S. AOKI, Trustee of GENERAL HAWAIIAN  
DEVELOPMENT CORPORATION, conveyed the property subject to the Declarations to  
HALA CORPORATION on May 21, 1981, which deed was recorded on May 27, 1981, in  
Book 234, Page 584,

WHEREAS, the Declarant, pursuant to its authority as stated in Article III,  
Section 2(a) of the Declaration, wishes to supplement said Declaration and Notice of  
Annexation by making complimentary additions and modifications of the covenants and  
restrictions for the covenants and restrictions relating to the properties annexed by the Notice  
of Addition of Territory referred to above,

NOW, THEREFORE, the Declarant hereby declares that all the annexed  
properties, known as Scotwood Estates, shall be held, sold and conveyed subject to the  
following restrictions, covenants and conditions, which are for the purpose of protecting the  
value of and desirability of and which shall run with, the real property and be binding on all  
parties having any right, title or interest in the annexed property, or any part thereof, their  
heirs, successors and assigns, and shall inure to the benefit of each owner thereof and to the  
Memory Lake Estates Community Association.

1. Article II, Section 1(c) shall be amended to add the following:

Easements for installations and maintenance of utilities are reserved  
as shown on the recorded plat.

2. Article VI shall be amended as follows:

Provision "(a)" to be added as Paragraph 2:

No fence or wall shall be erected or placed on any lot of Scotwood  
Estates which will in any way restrict any adjacent lot owner's view of  
the surrounding mountains and environs.

Provision “(d)” to be added as Paragraph 3:

Notwithstanding the above, a residence shall be no more than three (3) stories tall and shall contain a minimum of 850 square feet of living space. All residences built shall be of good quality, workmanship and materials. No residence shall have as its sole permanent exterior protective tar paper, roofing paper, celotex, nuwood or other similar non-permanent materials.

Provision “(j)” to be added as Paragraph 3:

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any land in the subdivision for commercial purposes except by special permit issued by the Board of Directors. However, a maximum of two (2) adult dogs, cats or other household pets may be kept on any lot. A maximum of one (1) horse may be kept on any lot provided that the horse not be stabled closer than 25 feet of any lot line. No vicious dog, as defined in the Mat-Su Borough Ordinances, shall be permitted and all dogs shall be confined to its owner's property or, while off said property, on a leash being held by a person capable of controlling the animal.

Provision “(k)”

All lots of Scotwood Estates shall be used for single family residential and recreational purposes only. Any resubdivisions of lots must meet all existing subdivision requirements of the Matanuska-Susitna Borough and those imposed by these Declarations and Plats.

Provision “(l)”

No vehicle which is not in operable condition shall be parked or left on the property subject to this Declaration.

Provision “(m)”

To maintain the setting and aesthetic value of Scotwood Estates no standing timber shall be cut except that which is necessary and reasonable for clearing for dwellings or other buildings, garden area, for removal of hazardous or dangerous trees, or for the clearing of access roadways on any lot.

This amendment and supplement shall be binding upon and shall inure to the benefit of the parties hereto and the respective successors executors, administrators, and assigns.

DATED this 18th day of August, 1981.

HALA CORPORATION, an Alaska corporation  
By Ralph S. Aoki  
Its President  
(Signature on recorded document.)

STATE OF HAWAII )  
 ) ss.:  
CITY & COUNTY OF HONOLULU )

THIS IS TO CERTIFY that on this 18th day of August, 1981, before me the undersigned Notary Public, personally appeared Ralph S. Aoki, of HALA CORPORATION, an Alaskan corporation, the corporation described herein; and acknowledged that he signed the said instrument on behalf of said corporation by authority of its bylaws or its Board of Directors, as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

(Notary signature and seal on recorded document.)

RECORDED AUGUST 18, 1981