

EXHIBIT F

OCCUPANCY RESTRICTIONS

1. Newspaper Delivery receptacles. Newspaper stands and receptacles on individual Units for the purpose of newspaper delivery are not permitted.

2. Private Landscaping Easements. No dog run, shed, greenhouse, wood-pile, play equipment, or any other similar structure shall be placed in private landscape easements without the express written approval from the Design Review Committee, which approval shall be given or denied at the sole discretion of the Design Review Committee.

3. Utility Lines, Aerials and Antennas. All electrical service, telephone lines and television cable shall be placed underground. No short wave antennas, transmitters, or base stations for amateur radio transceivers or other radios shall be permitted.
 - (a) The Unit Owner shall provide prior written notice to the Declarant, and ICC or the Design Review Committee, as the case may be, of its plans to install a television antenna or satellite dish (hereinafter antennas and satellite dishes shall be collectively referred to as "antenna" or "antennas") prior to the actual installation of the same.

 - (b) Unit Owners who wish to install an exterior reception antenna must submit: (i) an application along with a \$25 fee, which shall include a site plan survey showing the proposed location of the antenna; (ii) a sample of the color the antenna will be painted so as to not interfere with reception along with a sample of the color of the background against which it is to be mounted; and (iii) evidence showing why an acceptable quality signal can not be received 1) from inside the attic, or 2) from a location not visible from the street if the location is visible from the street.



- (c) The policy to be administered in accordance with the Declarations is to facilitate and expedite the installation, maintenance and use of reception antennas in a manner which does not (i) unreasonably increase the cost of the use of the antenna, or (ii) preclude reception of a reasonably acceptable quality signal. All applications shall be reviewed against this standard.
- (d) Generally, antennas shall be painted, prior to installation, in a fashion that will not interfere with reception, so that it blends in the background, and antennas shall not be visible from the street so long as such placement will not impair reception of an acceptable signal. In addition, unless the antenna is to be installed on the exterior of a structure at an elevation above the ground directly below which is greater than the distance from the mount to the lot line, the applicant must submit a drawing specifying the manner of attachment, and evidence (engineer's report or other evidence) that such attachment is secure considering the wind zone of the location. This requirement is to minimize the safety hazard presented by antennas blowing off structures. No other appurtenance, device or fixture that is comparable in size, weight and appearance to an antenna, shall be installed on the exterior of a structure without Declarant or ICC approval of homeowners' evidence that it will not present a safety hazard of blowing off.
- (e) Antennas shall be no larger than, nor installed higher than, absolutely necessary for reception of quality signal and must be placed in the least obtrusive and least visible place (i.e., not seen from the street) providing reception quality. (Normally, the back yard has the same quality reception as the front yard.)
- (f) If a television antenna must be installed on a house to receive a quality signal, then it cannot exceed twelve (12) feet in height above the highest point of the roof, unless a permit is obtained from the Municipality of Anchorage. A copy of the permit must be supplied to the Declarant.



(g) Antennas situated on the ground and visible from the street or from the other Lots must be camouflaged by existing landscaping or fencing, if an acceptable quality signal may be received from such placement. If no such existing landscaping or screening exists, the Declarant may require antennas to be screened by new landscaping or screening so long as such cost is reasonable to the Unit Owner.

(h) The Declarant or the Association shall have the right to remove antennas not approved in accordance with these provisions at the expense of the Unit Owner.

4. Water and Sewer. No individual well or water system or sewage disposal system shall be installed on any Unit.

5. Sight Distance. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and one half (2-1/2) feet and eight (8) feet above the roadways shall be placed or permitted to remain on any corner Unit within the triangular area formed by the street property lines and a line connecting them at points thirty (30) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended. The exception to this rule is a tree which is trimmed so that the trunk is bare to a height of eight (8) feet as measured from the higher of the nearest curb or street centerline grade. The same sight line limitations shall apply on any Unit within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley. No trees or shrubs shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.

6. Temporary Structures. No temporary structure, boat, truck, trailer, camper, or recreational vehicle of any kind shall be used as a living area while located in the planned community; however, trailers or temporary structures for use incidental to the initial construction of improvements on a Unit may be maintained thereon but shall be removed within a reasonable time after completion of construction of the project.



7. Additional Vehicle Restrictions. No repair or restoration of any motor vehicle, boat, trailer, aircraft, or other vehicle shall be permitted on any portion of any Unit except for emergency repairs thereto, and then only to the extent necessary to enable movement thereof to a proper repair facility. No vehicles or equipment shall be parked or placed in a public right-of-way for more than twenty-four (24) hours. No vehicle or equipment owned by or under the control of a resident or Unit Owner shall be placed on a public street within the planned community for more than forty-eight (48) cumulative hours in any week.

8. Nuisances. All residences are entitled to the peaceful and quiet enjoyment of their premises between 10:00 p.m. and 8:00 a.m. All residents and guests shall have due regard for others. During this quiet time, televisions, stereos and/or musical equipment should be played at a substantially reduced volume. During these hours, activities such as snow blowing, lawn mowing, skateboarding, playing basketball, loud voices, etc. shall be prohibited.

9. Commercial Vehicles. With the sole exception of marked police patrol vehicles in active service, no commercial or governmental vehicles, or commercial or construction equipment, shall be parked, placed, erected, or maintained on any Unit for any purpose except during the period of construction.

10. Vehicles, Boats, Campers, etc. All vehicles, inoperable or otherwise, including but not limited to automobiles, trucks, campers, boats, recreational vehicles, all-terrain vehicles, snow machines, or other machinery, shall be kept in a garage or other closed structure. The purpose of this provision is to keep all vehicles and equipment, whether frequently used or unused, out of sight. However, clearly marked sedan-type patrol vehicles, in active service, excluding unmarked patrol vehicles, may be parked on the driveway at any time.

11. Pets, Livestock, and Poultry. No Unit Owner, resident or guest may permit an animal which he or she owns to annoy another Unit Owner, resident or guest by interfering with the latter's sleep, work or reasonable right to peace or privacy by the animal making repeated and continued noise.

A Unit Owner, resident or guest who owns an animal shall maintain all structures, pens and yards where he or she keeps the animal, and all areas adjacent thereto, in a clean and sanitary condition and free from objectionable odor.



All pets shall be chained, fenced or otherwise restrained at all times. No pet shall be allowed to run freely. Pets secured in the front yard where accessible by children should not be left unattended.

12. Additional Waste Restrictions. Except on the day of trash pick-up, all trash containers must be screened. All equipment for the storage or disposal of such trash, garbage, or other waste shall be kept in a clean and sanitary condition. There shall be no exterior fires whatsoever, except barbecue fires contained within receptacles therefor.

No materials, debris, garbage, refuse, equipment or similarly described items shall be stored at the front or side of a house on a Lot where such items are visible from the street or other Lots. All such items stored shall be screened or removed from the Lot.

13. Natural Resource Extraction. No natural resource extraction operation of any nature shall be permitted upon or in any Unit, nor shall wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Unit. No derrick or other structure designed for use in oil or natural gas drilling shall be erected, maintained, or permitted upon any Unit.

14. Windows and Facades. No garments, rugs, or other objects shall be hung from the windows or facades of the improvements to a Unit, nor shall any garments, rugs, or other objects be dusted, shaken, or beaten from, about, or upon such windows or facades. Only customary curtains, shades, draperies, or some combination thereof, which are visible from the exterior of the improvements to a Unit, shall be used. Pursuant to and without limiting the foregoing, no newspaper, metal foil, sheets, blankets, or similar materials shall be used as window coverings.

