

SETTLERS BAY OWNERS ASSOCIATION

PO Box 877658 ~ Wasilla, AK 99687

(907) 352-3534

www.settlersbayhomeowners.com

May 2006

Dear Property Owners and Residents:

I would like to take this time to thank all property owners and residents who attended our general membership meeting in February. Our community is growing rapidly and it looks like new construction will continue for some time to come so we are asking both new and long-time residents alike, to acquaint/reacquaint themselves with the Settlers Bay Covenants, Conditions and Restrictions (Covenants). If you don't have a copy of the covenants you can get a copy from our homeowners website at www.settlersbayhomeowners.com.

I would also like to remind all homeowners and landowners that prior written approval by the Architectural Control Committee (ACC) is required for the design and placement of any exterior alterations, new construction, fence installation, and out-building construction (i.e. sheds, detached garages). Prior to work commencing, all exterior painting projects must have ACC approval with regard to your color choices. Violations of the Covenants may be subject to fines pursuant to Article VIII, Section 4 (C).

It is the responsibility of each homeowner and landowner to maintain his or her property in accordance with the Covenants. Some of the issues that have been brought to our attention are as follows: Storage of non-operational or non-registered vehicles is prohibited; trash and waste debris shall not be kept on the property; and extra vehicles, inoperable or otherwise, that are not used at least monthly must be kept in a garage or other structure suitable for such purpose (this includes storage of campers, boats, recreational vehicles, snow machines and trailers or any other vehicles or machinery). Proposals to store operational campers, motor homes and boats alongside garages or other structures will be evaluated by the ACC on a case-by-case basis provided that such proposals contain, at a minimum, the construction of a suitable pad which shall either be paved or shall contain at least 4 inches of gravel fill. The purpose of this provision is to keep unsightly equipment, whether frequently used or unused, out of sight to the greatest extent possible.

Landscaping and yard maintenance is required. Landscaping must be completed within 12 months of occupancy (see Covenants for details). All **driveways must be paved** from the garage to the street in Unit 2. **Burning is prohibited** from April 1st through September 30th. Outdoor cook fires are permitted in the back yard in a confined pit or fireplace no larger than 3 feet in diameter and designated for such purpose.

There has been numerous complaints regarding barking dogs, dogs and cats running freely about the neighborhood, which is against our covenants and the Borough Animal Control laws, and speeding vehicles. Please help make our streets safer by slowing down and being a responsible pet owner.

Our **annual clean-up day and community picnic** is Saturday, May 20th. Dumpsters and cleanup bags will be available, at the park, for our residents use on that day. The picnic will start at 4:00 p.m. in the park, food and drinks are provided by the SBOA.

Annual assessments have been increased to offset the cost of park ownership and additional street lighting and maintenance. Additionally, the Board is in the process of arranging a financial audit of the SBOA records.

As interested homeowners we, the Board of Directors and ACC members, volunteer our time to keep the SBOA active and encourage community participation of all our residents.

Sincerely,

Doug Wilber
SBOA President

Reference Numbers:

Alaska State Troopers 745-2131
Animal Control 746-5500
Mat-Su Borough
Driveway Permit 745-9806
Street Maintenance 746-9862
Street Light Outage 352-3534

Utilities:

Eight-Mile Water Utility 376-5271
ENSTAR Natural Gas 376-7979
Matanuska Electric Assoc (MEA) 761-9300
Matanuska Telephone Assoc (MTA) 745-3211