

BA-SD

**228746**

**COVENANTS, CONDITIONS AND RESTRICTIONS**

WHEREAS, BILL KEELING, a single person, is the owner of the following described real property:

**SEE ATTACHED LEGAL DESCRIPTIONS**

WHEREAS, said owner desires to place certain restrictions on the use of the real property described above for the benefit of the owner and his grantees, successors or assigns, in order to establish and maintain the character and value of the real property and quality of life on the property described above,

NOW THEREFORE, the owner does hereby impose, establish, publish and acknowledge the following protective covenants, conditions and restrictions upon the real property described above, and upon all present and future owners of said real property, as follows:

**COVENANTS, CONDITIONS AND RESTRICTIONS**

1. THERE SHALL BE NO MANUFACTURED HOMES PLACED ON THE PROPERTY.
2. THERE SHALL BE NO MOBILE HOMES PLACED ON THE PROPERTY:
3. THERE SHALL BE NO NON-RUNNING VEHICLES LEFT ON THE PROPERTY FOR MORE THAN SIXTY (60) DAYS.

TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part, or terminate the covenants in whole or in part.

STATE OF IDAHO }  
 County of Boundary } SS  
 Filed by: Boundary Abstract  
 on 10-3-06 at 3:50  
 Glenda Poston  
 County Recorder C. Petersen  
 By Deputy

Fee \$ 15.00 chg  
 Mail to BA



228746

222218

**EXHIBIT A**

**A tract of land situated in the West Half of the Northeast Quarter of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:**

Beginning at the North Quarter corner of Section 3; thence, along the North - South centerline of Section 3, S 00°27'02" E, 1032.47 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said North - South centerline and parallel to the North line of the NE 1/4 of Section 3, S 89°25'16" E, 337.33 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence N 10°52'00" E, 347.81 feet to a 5/8" rebar and plastic cap stamped PLS 3628, being also the Southwest corner of that parcel described in Instrument No. 188559; thence, along the Westerly line of that parcel described in Instrument No. 188559 the following 2 courses: N 06°19'21" E, 298.99 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 06°34'45" E, 394.76 feet to the North line of the NE 1/4; thence, along the North line of the NE 1/4, N 89°25'16" W, 489.19 feet to the TRUE POINT OF BEGINNING.

222219

APN: RP60N01W030725A

Warranty Deed  
- continued

File No.: 124150-BF (km)  
Date: 08/23/2005

228746

**EXHIBIT A**

**A tract of land situated in the Northeast Quarter of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:**

**Beginning at a 5/8" rebar and plastic cap stamped PLS 7877, on the North - South centerline of Section 3 which is S 00°27'02" E, 1032.47 feet from the North Quarter corner of Section 3, thence, continuing along said North - South centerline S 00°27'02" E, 333.92 feet to a 5/8" rebar and plastic cap stamped PLS 10559; thence, leaving said North - South centerline and parallel to the North line of the NE 1/4, S 89°25'16" E, 830.63 feet to 5/8" rebar and plastic cap stamped PLS 7877; thence, North 03°35'25" East, 613.40 feet; thence N 81°42'47" W, 473.68 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving the boundary of that parcel described in Instrument No. 188559, S 10°52'00" W, 347.81 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence, parallel to the North line of the NE 1/4, N 89°25'16" W, 337.33 feet to the TRUE POINT OF BEGINNING.**

**Subject to an easement for access and utilities in the Northeast Quarter of Section 3, Township 60 North, Range 1 West, B.M., being 60 feet in width and lying 30 feet on each side of the following described centerline:**

**Commencing at a point on the North line of the Northeast Quarter which is South 89°25'16" East, 30.00 feet from the North Quarter corner of Section 3; thence parallel to the West line of the Northeast Quarter, South 00°27'02" East, 20.40 feet to the South right of way of County Road No. 6C and the TRUE POINT OF BEGINNING; thence continuing South 00°27'02" East, 1345.99 feet; thence South 89°25'16" East, 649.20 feet to the center of a 60 foot radius culdesac; thence North 00°27'02" West, 30.00 feet; thence South 89°25'16" East, 153.54 feet to the West line of the above described tract and the terminus of this easement, with the sidellines extended or shortened to intersect adjacent boundaries.**

228746

## ATTACHED LEGAL DESCRIPTION

Order No.: BF9274

## TRACT J1:

A tract of land situated in the East Half of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Commencing at the North Quarter corner of Section 3; thence along the north-south centerline of Section 3, S00°27'02"E, 1998.01 feet to a 5/8" rebar and plastic cap stamped PLS 10559 and the True Point of Beginning; thence continuing along said centerline S00°27'02"E, 613.11 feet to a 5/8" rebar and plastic cap stamped PLS 10559; thence leaving said centerline S89°25'16"E, 720.84 feet; thence N02°21'55"W, 613.82 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence N89°25'16"W, 700.33 feet to the True Point of Beginning.

SUBJECT TO and TOGETHER WITH an easement for access and utilities in the East Half of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho being 60 feet in width and lying 30 feet on each side of the following described centerline:

Commencing at a point on the north line of Section 3 which is S89°25'16"E, 30.00 feet from the North Quarter corner of Section 3; thence parallel to the north-south centerline of Section 3, S00°27'02"E, 20.40 feet to the south right of way of County Road No. 6C and the True Point of Beginning; thence continuing S00°27'02"E, 2590.72 feet to the south line of the above described tract; thence along said south line S89°25'16"E, 690.84 feet to the southeast corner of the above described tract being the center of a 60 foot radius cul-de-sac and the terminus of this easement.

## TRACT J2:

A tract of land situated in the East Half of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Commencing at the North Quarter corner of Section 3; thence along the north-south centerline of Section 3, S00°27'02"E, 2611.12 feet to a 5/8" rebar and plastic cap stamped PLS 10559; thence leaving said centerline S89°25'16"E, 1441.68 feet to a 5/8" rebar and plastic cap stamped PLS 10559 and the True Point of Beginning; thence N04°16'25"W, 615.22 feet to a 5/8" rebar and plastic cap stamped PLS 10559; thence N89°25'16"W, 700.33 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence S02°21'55"E, 613.82 feet; thence S89°25'16"E, 720.84 feet to the True Point of Beginning.

SUBJECT TO and TOGETHER WITH an easement for access and utilities in the East Half of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho being 60 feet in width and lying 30 feet on each side of the following described centerline:

Commencing at a point on the north line of Section 3 which is S89°25'16"E, 30.00 feet from the North Quarter corner of Section 3; thence parallel to the north-south centerline of Section 3, S00°27'02"E, 20.40 feet to the south right of way of County Road No. 6C and the True Point of Beginning; thence continuing S00°27'02"E, 2590.72 feet; thence S89°25'16"E, 690.84 feet to the southwest corner of the above described tract being the center of a 60 foot radius cul-de-sac and the terminus of this easement.

## TRACT I 2:

A tract of land situated in the Southeast Quarter of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Commencing at the North Quarter corner of Section 3; thence along the north-south centerline of Section 3, S00°27'02"E, 2611.12 feet to a 5/8" rebar and plastic cap stamped PLS 10559; thence leaving said centerline S89°25'16"E, 1441.68 feet to a 5/8" rebar and plastic cap stamped PLS 10559 and the True Point of Beginning; thence S04°16'25"E, 598.19 feet to a 5/8" rebar and plastic cap stamped PLS 10559; thence N89°25'16"W, 740.79 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence N02°21'55"W, 596.83 feet; thence S89°25'16"E, 720.84 feet to the True Point of Beginning.

SUBJECT TO and TOGETHER WITH an easement for access and utilities in the East Half of Section 3, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho, being 60 feet in width and lying 30 feet on each side of the following described centerline:

Commencing at a point on the north line of Section 3 which is S89°25'16"E, 30.00 feet from the North Quarter corner of Section 3; thence, parallel to the north-south centerline of Section 3, S00°27'02"E, 20.40 feet to the south right of way of County Road No. 6C and the True Point of Beginning; thence continuing S00°27'02"E, 2590.72 feet; thence S89°25'16"E, 690.84 feet to the northwest corner of the above described tract being the center of a 60 foot radius cul-de-sac and the terminus of this easement.