

When recorded return to:
Bernard R. Albers
568 River Oaks Dr.
Redding, Calif. 96001

DECLARATION OF RESTRICTIONS
OF
THE HIGHLANDS

Whereas, Bernard R. Albers, is the owner of the following described property.

Lots 1 and 2 of Block 1, Lots 1 and 2 of Block 2 and Lots 1, 2, 3, & 4 of Block 3 of the Highlands Subdivision; according to the official plat thereof on file in the office of the County Recorder of Adams County, State of Idaho, in Book 2 of Plats at Page 4.

WHEREAS, IT IS THE DESIRE AND INTENTION OF THE OWNER TO SELL THE PROPERTY DESCRIBED ABOVE, AND TO IMPOSE ON IT MUTUAL, BENEFICIAL RESTRICTIONS UNDER A GENERAL PLAN OR SCHEME OF IMPROVEMENT FOR THE BENEFIT OF ALL THE LANDS REMAINING IN THE TRACT AND THE FUTURE OWNERS OF THOSE LANDS;

NOW, THEREFORE, THE OWNER HEREBY DECLARES THAT ALL OF THE PROPERTY DESCRIBED ABOVE IS HELD, AND SHALL BE HELD, CONVEYED, HYPOTHECATED OR ENCUMBERED, LEASED, RENTED, USED, OCCUPIED, AND IMPROVED SUBJECT TO THE FOLLOWING LIMITATIONS, RESTRICTIONS AND COVENANTS, ALL OF WHICH ARE DECLARED AND AGREED TO BE IN FURTHERANCE OF A PLAN FOR THE SUBDIVISION, IMPROVEMENT, AND SALE OF THE LANDS AND ARE ESTABLISHED AND AGREED UPON FOR THE PURPOSE OF ENHANCING AND PROTECTING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE LANDS AND EVERY PART THEREOF. ALL OF THE LIMITATIONS, RESTRICTIONS, AND COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES HAVING ACQUIRED ANY RIGHT, TITLE OR INTEREST IN THE DESCRIBED LANDS OR ANY PART THEREOF.

LAND USE AND BUILDING TYPE

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL AND OR REASONABLE AGRICULTURAL PURPOSES.

DWELLING SIZE

THE FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE-STORY DWELLING, NOR LESS THAN 1600 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY, ALL OF WHICH SHALL BE CONSTRUCTED IN CONFORMANCE WITH CURRENT BUILDING CODES AND INSPECTIONS AND ON A PERMANENT FOUNDATION AROUND THE PERIMETER OF STRUCTURE.

SET BACK LINES

SETBACK REQUIREMENTS FOR BUILDINGS LOCATED ON ANY LOT SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE COUNTY OF ADAMS AS SUCH REQUIREMENTS ARE IN EXISTANCE AT THE TIME THAT THE BUILDING PERMIT FOR ANY STRUCTURE IS ISSUED.