

INSTRUMENT NO. 54171

PROTECTIVE RESTRICTIONS
AND COVENANTS

Walker Timberline Resort

to

Public

STATE OF IOWA
COUNTY OF [unclear]

I hereby certify that the
instrument was first recorded
at [unclear]

David Roylance

at 01 11

o'clock a 24th

day of November 1975

in my office recorded

in Book 8. M. of

Miscellaneous on page

349

Esther Stover
Recorder

By [unclear]
[unclear]

Fee 3.60

PROTECTIVE RESTRICTIONS AND COVENANTS
Recorded
Instrument No.
WALKER TIMBERLINE RESORT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, hereinafter referred to for convenience sake as the "Grantors" do hereby certify and declare as follows:

1. That the Grantors are the owners, in fee simple of all that certain real property situated in the County of Adams, State of Idaho, more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. That all of the real estate, including lots, parcels and tracts thereof, and any conveyance covering or describing all or any part thereof, either by reference to the above described plat or by any other description, shall be subject to the acceptance of any such conveyance, the grantee or grantee and their heirs, executors, administrators, successors and assigns, and with each other as to the property described as follows:

a. LAND USE: The property covered by these protective covenants shall be used exclusively for residential purposes, and may not be partitioned or subdivided; any structures placed thereon shall not be used for commercial purposes, and the use of said lots shall be limited and restricted to single family dwellings and an attached, semi-detached or detached private garage or carport, and other out-buildings, incidental to a recreational subdivision use as contemplated by any Adams County subdivision ordinance.

(1) WELLS: All wells must conform to the requirements set forth by Cental District Health Office, Council, Idaho. Attention is specifically directed to those requirements before a well drilling permit is secured.

b. BUILDING LOCATION: No building shall be located on any lot nearer than 10 feet to any interior side lot line, said distance measured at the closest point for said structure to said side lot line.

For the purpose of this paragraph, eaves, steps, open porches and bays shall be considered a part of the buildings or structure.

c. BUILDING SIZE: No dwelling shall be erected or placed on any building site, the ground floor area of which (exclusive of one-story open porches, terraces and garages) shall be less than 900 square feet.

d. BUILDING MATERIALS: All buildings erected upon any dwelling site in this subdivision shall be of wood, stone, brick frame, concrete or pumice block construction, and if other than brick or stone is used, such building shall be finished, painted and maintained in good repair so as to be inoffensive to any other property owners in said subdivision.