

Filed and recorded at the request of Virgil K. Carroll
at 1:13 o'clock P. M., this 22 day of June, 1967
By: Marquette Tomlin Deputy

512414

HAROLD E. PETERSON
Ex-Officio Auditor-Recorder
Kootenai County, Idaho

Fee \$ 2.35

Return to 615 E. 12th, Spokane, Wash.

SECOND ADDITION

Protective Covenants for CARROLL'S CAVE BAY HOMESITES, Kootenai County, Idaho

We, VIRGIL CARROLL and LORRAINE E. CARROLL, husband and wife, do hereby certify that we are the owners of the property as described below, now platted as CARROLL'S CAVE BAY HOMESITES, SECOND ADDITION, Kootenai County, Idaho, and we herewith file as protective covenants to be in effect for SECOND ADDITION to CARROLL'S CAVE BAY HOMESITES platted area described as follows:

A parcel of land in Kootenai County, Idaho, located in Government Lot 5, Section 29, Township 48 North, Range 4 West of Boise Meridian, more particularly described as follows:

Beginning at the North Meander Corner of said Government Lot 5; thence S 06°52' W, 151.08 feet; thence S 00°25' W, 176.13 feet to the TRUE PLACE OF BEGINNING.

Thence S 23°40' E, 310.0 feet; thence S 19°35' W, 244.14 feet; thence S 57°01' E, 249.54 feet; thence S 49°43' W, 195 feet; thence S 37°31' W, 195.0 feet to a point which lies N 15°44' E, 303.49 feet from the South Meander Corner of said Government Lot 5; thence N 58°09' W, 106.97 feet; thence N 36°01' E, 75.60 feet; thence N 39°55' E, 87.68 feet; thence N 46°14' E, 53.34 feet; thence N 44°50' E, 76.47 feet; thence N 60°31' E, 67.25 feet; thence N 47°39' E, 69.52 feet; thence N 68°21' E, 72.32 feet; thence N 58°09' E, 65.01 feet; thence N 53°02' E, 65.14 feet; thence N 61°12' E, 54.51 feet; thence N 27°18' E, 160.71 feet; thence N 14°21' W, 50.68 feet; thence N 25°29' W, 50.04 feet; thence N 25°58' W, 62.65 feet; thence N 25°44' W, 65.43 feet; thence N 06°15' W, 93.41 feet; thence N 83°03' E, 31.30 feet to the TRUE PLACE OF BEGINNING.

1. Any living abode shall be modern and attractive construction and appearance. No outside toilets may be built on this land.
2. No guest cabins or guest houses shall be permitted to be constructed on any platted lot.
3. Use of the access road to this property is subject to easement of record.
4. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the adjoining lotholders.
5. LIVESTOCK & POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for commercial purposes.
6. Concerning any new buildings erected on the property, the exterior must be finished within one year of the start of construction.
7. Shrubs or tall trees shall not be permitted to grow to such height or in such position on any platted lot so as to obstruct the view of the lake from any back lot.
8. Garages or carports must be attached to house or cabin, if constructed on any platted lot.
9. No hedge shall be grown or fence constructed bordering any platted lot higher than three (3) feet from ground level.

