Filed and recorded at the request of HAROLD E. PETERSON Ex-Officio Auditor-Recorder Kootenal County, Idaho Return to 6/3

313414

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 BEGIN-NING.

Thence S 23040' E, 310.0 feet; thence S 19035' W, 244.14 feet; thence S 57001' E, 249.54 feet; thence S 49043' W, 195 feet; thence S 37031' W, 195.0 feet to a point which lies N 15044' E, 303.49 feet from the South Meander Corner of said Government Lot 5; thence N 58009' W, 106.97 feet; thence N 36001' 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 47039' E, 69.52 feet; thence N 68°21' E, 72.32 feet; thence N 58°09' E, 65.01 feet; thence N 53002' E, 65.14 feet; thence N 61012' E, 54.51 feet; thence N 27018' 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 06015' W, 93.41 feet; thence N 83003' E, 31.30 feet to the TRUE PLACE OF BEGIN-NING.

- 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.

COMPAREL

All lot owners in CARROLL'S CAVE BAY HOMESITES, SECOND ADDITION, Kootenai County, Idaho, shall have access rights on and over existing roadways to any present or future area set aside on Coeur d'Alene Lake for swimming, boat launching, and boat dock or docks, from that property owned by the undersigned as platters of the above described Second Addition.

DATED this In day of May, 1967.

Virgil Carroll

Lorraine E. Carroll

STATE OF IDAHO ) ss.

County of Kootenai

On this 23 — day of May, 1967, before me the undersigned Notary Public, personally appeared VIRGIL CARROLL and LORRAINE E. CARROLL, husband and wife, known to me to be the persons whose names are subscribed to the foregoing Protective Covenants, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at Coeur dialon

Residing at Coeur d'Alene Commission expires 2-20-68