NO1704

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COVENANTS FOR FIFTH ADDITION
CARROLL'S CAVE BAY HOMESITES

1. Any living abodes shall be modern and attractive. 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 lot holders.

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. Newly planted shrubs or trees shall not be permitted to grow 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.

9. All lot owners in CARROLL'S CAVE BAY HOMESITES, FIFTH 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 platter of the above described Fifth Addition.

Virgil A. Carroll

STATE OF IDAHO)
)ss.
County of Kootenai)

On this 1st day of May, 1957, before me, the undersigned Notary Public, personally appeared VIRGIL E. CARROLL, President of Grednacres Development Co., Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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