



Dinning Real Estate 6422 Kootenai Street PO BOX 653 Bonners Ferry, ID 83805 Phone: (208) 267-7953 www.dinningrealestate.com

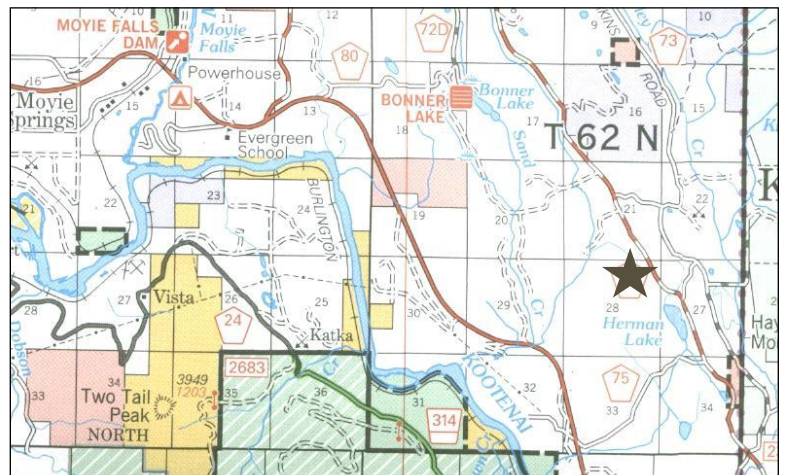


## ENCHANTED VALLEY 7

Beautiful country setting for this 12.2 surveyed acres, with a blend of trees and meadow. Spring fed pond, and unique old house that could be saved but needs a new foundation. Small shop/garage. Borders paved county maintained road, electric and community water on site. Phone along the private access road. Pictures don't convey how pretty this place is. Near Herman Lake and Montana border. Only 10 miles from Moyie Springs. Easy CC&R's. You won't find another place like this.

### \$140,000

**Directions:** From 3-Mile go East on Hwy. 2 approx 11.9 mi to Herman Lake Road, turn left. Go 1.8 mi to 'T' intersection and turn left on Old Hwy Loop, Go 1 mi. Driveway on left. Property is 1st on Right.







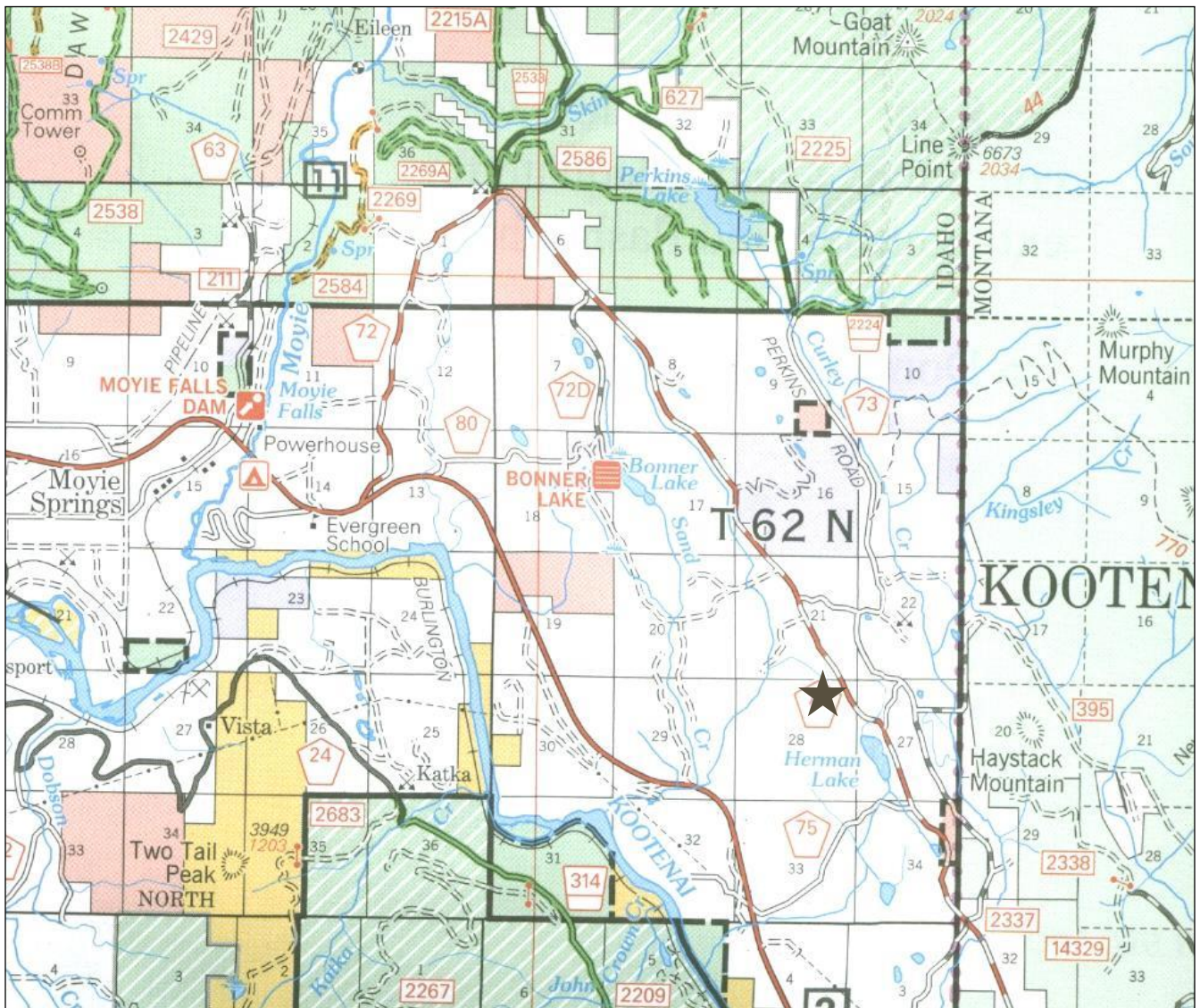




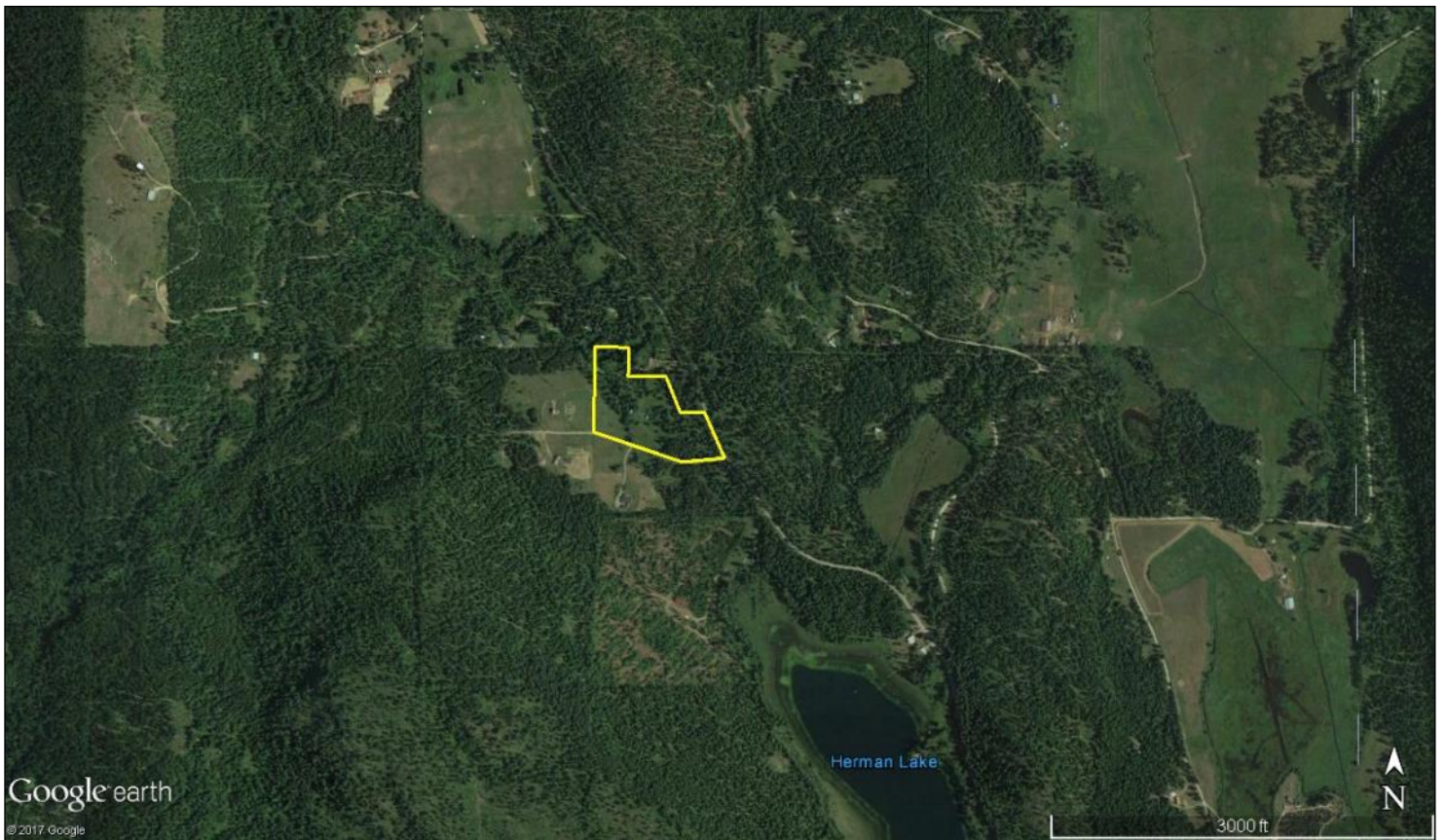
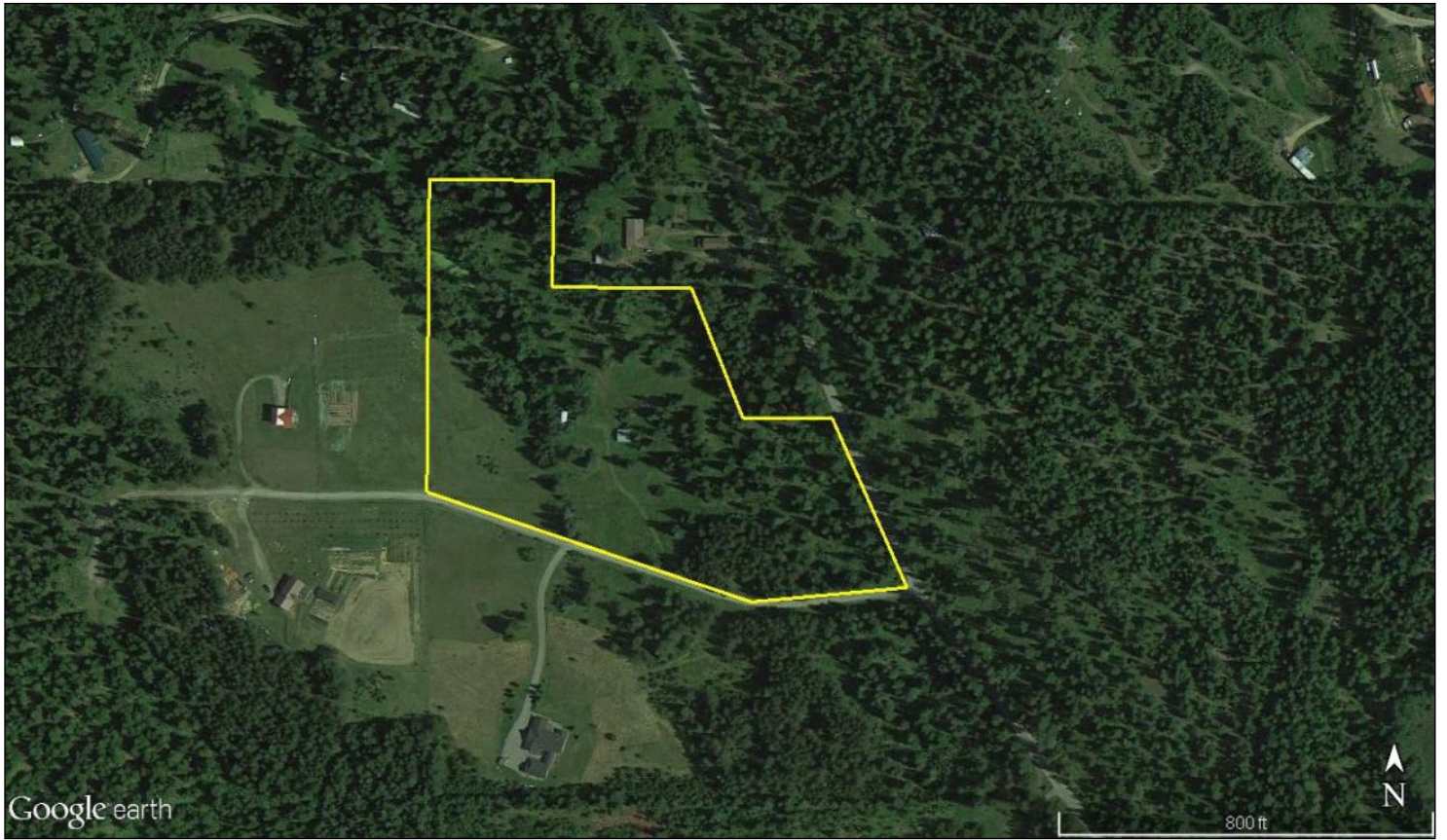


## Directions:

From junction of Hwy 95 at 3-Mile go East on Hwy. 2 approx 11.9 mi to Herman Lake Road, turn left. Go 1.8 mi to 'T' intersection and turn left on Old Hwy Loop, Go 1 mi. Driveway on left. Property is 1st on Right.





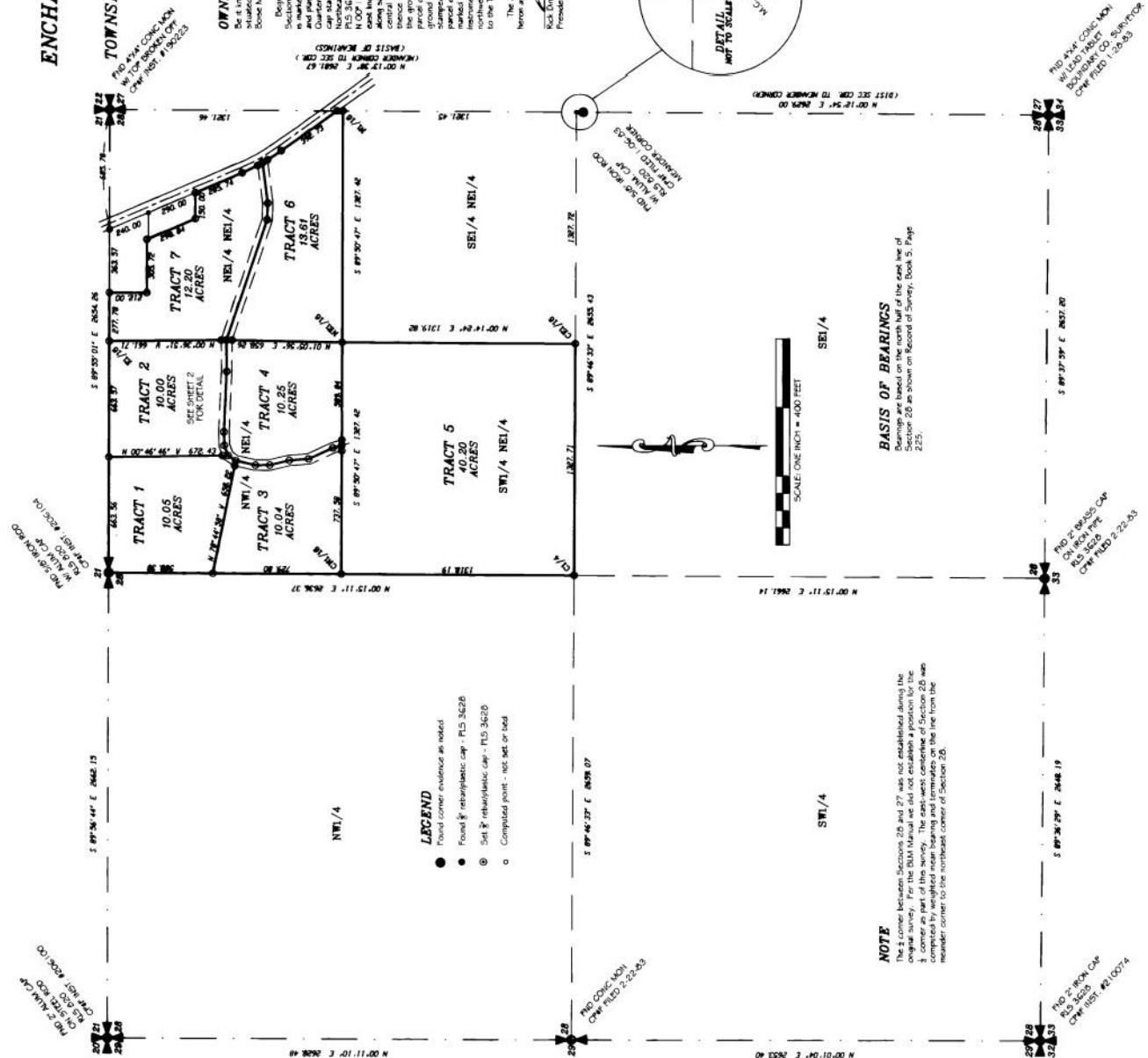


**PLAT OF ENCHANTED VALLEY SUBDIVISION**

IN THE NE 1/4 OF SECTION 28  
TOWNSHIP 62 NORTH, RANGE 3 EAST, B.M.

BOUNDARY COUNTY, IDAHO

FOR TUNSTEN HOLDINGS, INC.  
SHEET 1 OF 2



**OWNER'S CERTIFICATION**

I, James R. Dunham, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and in accordance with the laws of the State of Idaho (Idaho Code, Title 50, Chapter 13, regarding Plats and Variations) and according to the methods and procedures of surveying.

Witness my hand and official seal on the day and year above mentioned.

*James R. Dunham*  
Notary Public for the State of Idaho

The above described tract of land shall be known as ENCHANTED VALLEY SUBDIVISION. The Survey (60) foot wide road as shown herein as described later will be a private road owned and maintained by the owners of lots in this subdivision.

Kick Dunham  
President, Tunstent Holdings, Inc.  
Date: September 12, 2005

**NOTARY PUBLIC ACKNOWLEDGEMENT**

County of Boundary, State of Idaho. I, James R. Dunham, Notary Public for the State of Idaho, do hereby certify that the above described plat was prepared by me or under my direct supervision and in accordance with the laws of the State of Idaho (Idaho Code, Title 50, Chapter 13, regarding Plats and Variations) and according to the methods and procedures of surveying.



**SURVEYOR'S CERTIFICATION**

I, James R. Dunham, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and in accordance with the laws of the State of Idaho (Idaho Code, Title 50, Chapter 13, regarding Plats and Variations) and according to the methods and procedures of surveying.



**COUNTY RECORDER**

This Plat was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this 17 day of September, 2005, at 1:40 P.M. as represented in Book 2, of Plats, Page 88 as represented in 222935

*James R. Dunham*  
County Recorder

<b>J.R.S. SURVEYING, INC.</b>	
P.O. BOX 3089 - 6478 S. MAIN ST.	
BONNER COUNTY, IDAHO 83405	
208-897-7665	
<b>PLAT</b>	
FOR TUNSTENT HOLDINGS, INC.	88-84-84
ENCHANTED VALLEY SUBDIVISION	SECTION 28, T62N, R3E, B.M.
SHEET 1 OF 2	DATE 09-12-05

**BASIS OF BEARINGS**  
The bearings shown on this plat were computed by weighted mean bearing and terminated on the line from the meander corner to the northeast corner of Section 28.

SCALE ONE INCH = 400 FEET

NOTE  
The 1 corner between Sections 28 and 27 was not established during the original survey. The 1 corner was established during this survey. The east-west corner of Section 28 was computed by weighted mean bearing and terminated on the line from the meander corner to the northeast corner of Section 28.

FOUNDED CORNER EVIDENCE AS NOTED

Found 1/4 rebar/plastic cap - PLS 3628

Found 1/4 rebar/plastic cap - PLS 3628

Computed point - not set or bld

FOUNDED CORNER EVIDENCE AS NOTED

Found 1/4 rebar/plastic cap - PLS 3628

Found 1/4 rebar/plastic cap - PLS 3628

Computed point - not set or bld

FOUNDED CORNER EVIDENCE AS NOTED

Found 1/4 rebar/plastic cap - PLS 3628

Found 1/4 rebar/plastic cap - PLS 3628

Computed point - not set or bld



**PLAT**  
**OF**  
**ENCHANTED VALLEY SUBDIVISION**  
 IN THE  
**NE 1/4 OF SECTION 28**  
**TOWNSHIP 62 NORTH, RANGE 3 EAST, B.M.**  
**BOUNDARY COUNTY, IDAHO**

FOR  
**TUNSTEN HOLDINGS, INC.**  
 SHEET 2 OF 2

**COUNTY ROAD SUPERINTENDENT'S CERTIFICATE**  
 I hereby certify that I have examined and approved this plat this 15 day of Sept, 2005.

*John P. Pugh*  
 County Highway Road Superintendent

**STATE HEALTH DISTRICT CERTIFICATE**  
 A State Health District Certificate is hereby issued under Code 50-1305 to 50-1308 imposed on this Plat. No building, existing or newer shall be erected until Sanitary Requirements are satisfied and lifted.

The Plat Approved this 14th day of September, 2005.

*Chloe E. Anderson*  
 Farnham Health District  
 Sanitary Registration satisfied and lift on this 14th day of September, 2005.

**COUNTY TREASURER'S AFFIDAVIT**  
 I hereby certify that the taxes on the plat have been paid up to and including the 15th day of September, 2005.

*John P. Pugh*  
 Boundary County Treasurer

**PLANNING COMMISSION CERTIFICATE**  
 I hereby certify that this plat has been examined and approved this 15 day of Sept, 2005.

*John P. Pugh*  
 Chairman, Boundary County Planning Commission

**COUNTY COMMISSIONER'S APPROVAL**  
 This plat has been approved with conditions by the Board of County Commissioners of Boundary County, Idaho, this 15 day of September, 2005.

*Scott K. ...*  
 Chairman, Board of County Commissioners

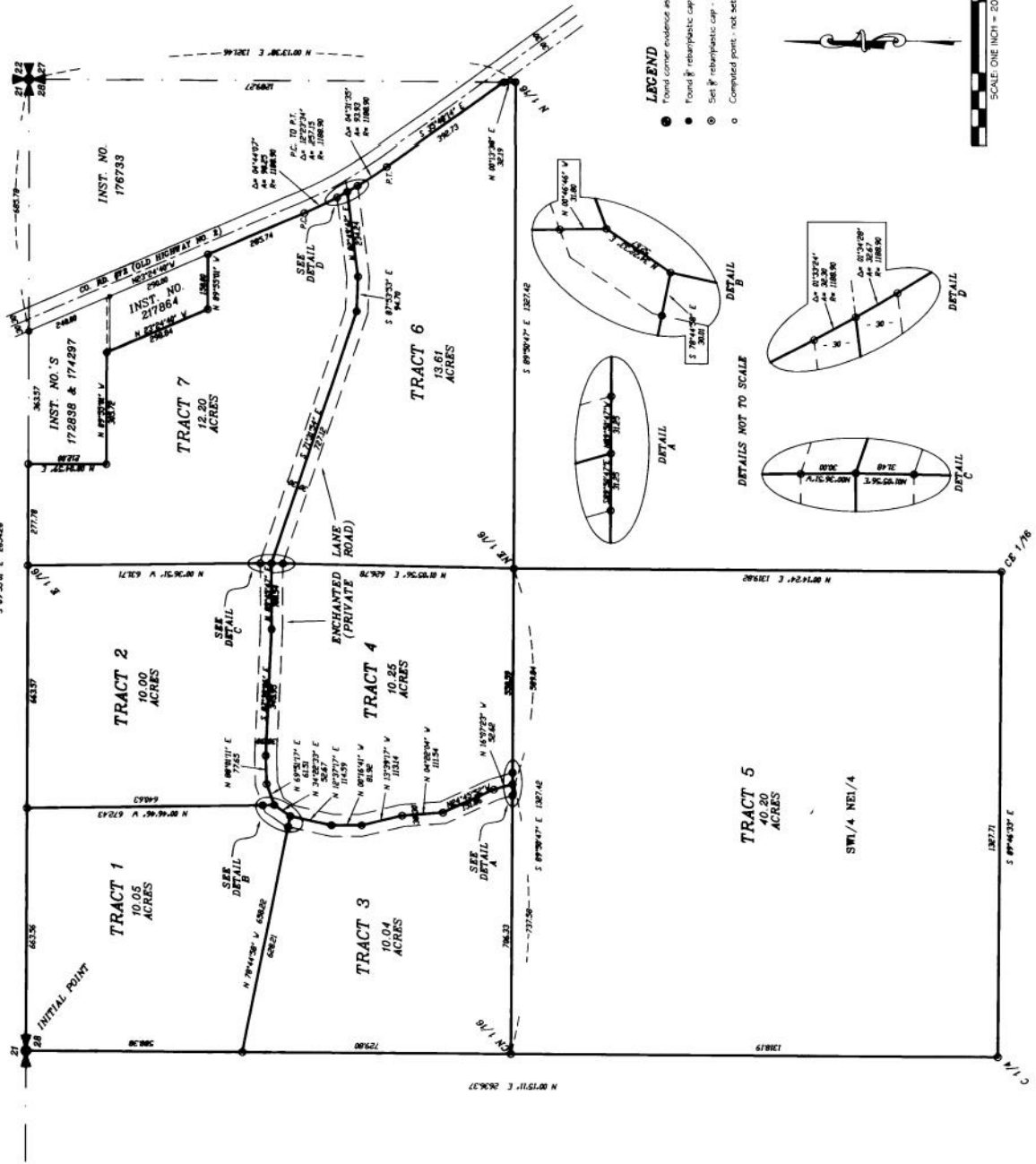
**COUNTY SURVEYOR'S CERTIFICATION**  
 I hereby certify that this plat has been examined and approved with conditions with applicable state statutes and county ordinances regarding plats and subdivision regulations.

*Steve B. ...*  
 Acting County Surveyor

**WATER AND SEWER CERTIFICATION**  
 Lots within the Subdivision will receive water from individual wells and sewage disposal will be handled by individual septic systems.

222935

<b>J.R.S. SURVEYING, INC.</b>	
P.O. BOX 5049 - 8479 S. MAIN ST. BOONVILLE, IDAHO 83405 208-287-7655	
PLAT	
PREPARED BY	J.R.S. SURVEYING, INC.
DATE	09-14-05
REVISIONS	REVISION 2 OF 2
APPROVED BY	BOUNDARY COUNTY
DATE	09-14-05



## **Tungsten Holdings, Inc. Enchanted Valley Subdivision**

### **Article I. Conditions, Covenants, and Restrictions**

The following conditions, covenants, and restrictions shall attach to and run with the land described in the record of survey for Tungsten Holdings, Inc. lands located in the NE1/4 of Section 28, Township 62 North, Range 3 East, B.M., Boundary County, Idaho comprising Tracts 1,2,3,4,5,6 and 7, recorded September 27, 2005, Book 2 of Plats, Page 88 as Instrument No. 222935, according to the plat thereof on file in the office of the of Clerk and Recorder, Boundary County, Idaho.

Tungsten Holdings, Inc. warrants that it is the sole owner of all the lands identified in said survey.

#### **Section 1.01 Structures, Mobile and/or Manufactured Homes**

- (a) Temporary residences, such as trailers and campers, may be used for no longer than two years.
- (b) No mobile homes or manufactured homes may be stored or situated on the property.
- (c) No structures of any kind may remain in an unfinished exterior condition for more than one (1) year.
- (d) "Unfinished Exterior Condition," for the purpose of this document, shall mean:
  - (i) Lack of perimeter foundation or skirting. If skirting is wood it must be painted or stained.
  - (ii) Lack of any trim boards, siding, roofing, windows, soffits, eaves, doors, stoop, stairs or porches appropriately painted, stained or having a finished coating in another manner.
- (e) No scrap material of any kind may be stored outside of an enclosed building.

#### **Section 1.02 Animals**

It is the intent of this section to allow, for all owners, the enjoyment of a rural lifestyle, which typically includes the ownership of animals. However, certain considerations must be taken to protect the quality of this rural lifestyle for other landowners.

- (a) There will be no more than one (1) large animal per acre of land.
- (b) "Large Animal" for the purpose of this document, shall mean farm and barnyard animals, such as, but not limited to horses, cattle, sheep, goats, pigs, and llamas.
- (c) No "vicious or potentially fierce" breed of dog will be allowed. This will include but will not be limited to Rottweilers, American Staffordshire Terriers, Pit bulls, Chows, Doberman Pinschers, Akitas, and Wolf hybrids.
- (d) No commercial breeding, feeding, or husbandry of any animal or fowl which causes uncommon noise, odor or other offensive condition.
- (e) Animals may be kept for personal use, consumption, or enjoyment so long as they do not become a detriment or nuisance to the neighborhood.

#### **Section 1.03 Vehicles**

- (a) No junkyards or wrecking yards shall be allowed.
- (b) No abandoned, inoperative, or non-running vehicles to be stored outside of an enclosed building unless, in association with an automobile repair business.
- (c) Vehicles may not be stored on the property outside of an enclosed building for the purpose of being repaired for longer than 30 days.



## **Article II. Road Use Conditions**

222982

### **Section 2.01 Purpose**

- (a) The purpose of these road use conditions is to establish a means for the maintenance and repair of the roads in the above referenced record of survey that will be equitably shared among the parties utilizing the roads.

### **Section 2.02 Maintenance and Repair**

- (a) The owners of the above referenced land shall, at their own expense, maintain and repair the above referenced road to, at a minimum, the standards of its current condition. The road maintenance and repair responsibility will be equally (proportionally) shared among the landowners. A meeting may be held between the owners at specific time intervals or called when required, to discuss the specifics and responsibilities in insuring the road is kept at the above referenced standard. Snow removal shall not be considered maintenance or repair and is addressed in Section 2.03 below.

### **Section 2.03 Snow Removal**

- (a) Any parties utilizing said roads during winter months hereby agree to bear in equal (proportionate) shares the cost of plowing said roads. Interested parties shall agree upon the hiring of personnel and equipment necessary to keep roads open and traversable. Any party failing to bear their portion of said plowing costs shall be deemed to have waived their rights to access and shall not be allowed to utilize said roads for as long a period as plowing remains necessary for roads use.

### **Section 2.04 Excessive Wear and/or Damage**

- (a) Should any landowner cause or be responsible for causing excessive wear or damage to any part of the road system, then that landowner shall be responsible for repairing the road and restoring it to a condition as good or better than before the damage occurred.

### **Section 2.05 Road Condition for Fire Protection**

- (a) It is recommended by the Curley Creek Volunteer Fire Department that private driveways to residential homes be constructed wide enough and/or circular so that emergency vehicles are able to access the home site and are able to turn around in a reasonable manner.

## **Article III. Remedies**

### **Section 3.01 Property Owners Association**

- (a) This document shall remain in full force and effect until at some time in the future, 57% of the landowners agree to creating a Property Owners Association to govern, control, or amend any of the Conditions, Covenants, and Restrictions, Road Use Conditions, or Remedies of this document, then all landowners in this subdivision shall become members of the Property Owners Association and agree to abide by the decisions of the Property Owners Association.

### **Section 3.02 Persons Bound by this Document**

- (a) The Conditions, Covenants, and Restrictions and Road Use Conditions shall be binding upon the heirs, successors and assigns of Tungsten Holdings, Inc. to the above referenced lands and shall be deemed to be an obligation running with the land.
- (b) Landowner shall mean the legal owner of record of each parcel as shown on the above mentioned survey. Should a parcel be divided further, then each legal owner of record of that division will also be considered a landowner.

### **Section 3.03 Enforcement of this Document**

- (a) This document may be enforced by all remedies available under Idaho Law, including the placement of a lien against the property, or properties, of an owner who does not comply with any of the conditions, covenants, or restrictions or road use conditions of this agreement.




222982

- (b) If legal action is taken to enforce any part of this document, the successful party or parties, shall be entitled to be reimbursed for reasonable and necessary costs incurred, including attorney fees.

**Section 3.04 Tungsten Holdings, Inc. Right to Amend this Document**

- (a) This document may be amended by Tungsten Holdings, Inc. so long as Tungsten has a majority ownership, but only with the approval of any amendments by 100% of the landowners.

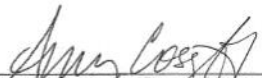
  
 Tungsten Holdings, Inc.  
 By: Rick Dinning, President

September 29, 2005  
 Date

STATE OF IDAHO )  
 ) ss.  
 COUNTY OF BOUNDARY )

On this 29<sup>th</sup> day of September, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Rick Dinning, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, on behalf of Tungsten Holdings, Inc., the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

  
 Notary Public for State of Idaho  
 Residing at: Bonners Ferry, Idaho  
 My Comm. Exp: 4/4/06



STATE OF IDAHO ) ss  
 County of Boundary )  
 Filed By: Tungsten Holdings  
 on 9-29-05 at 10:10  
 Glendz Poston  
 County Recorder C. Peterson  
 By Deputy  
 Fee \$ 9.00 chg  
 Mail to T.H.