



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



NNA El Rio Dr. Priest River, ID

103 feet of frontage on Priest River, located 8 miles north of Priest River, Idaho. Level .73 acre with power and phone along the road. Great fishing on river, floating and rafting. Surveyed and includes mild CC&R's. Private road .

\$130,000.00

Directions: From Priest River go north on Hwy 57 for 3.5 miles and turn right onto Peninsula Road. Go 2 miles and turn right onto Peninsula Loop Road. Stay on Peninsula Loop Road for 1.75 miles and turn right onto El Rio Drive. Go 0.3 mile to property on left.







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68 160830

ADDITIONAL COVENANTS AND RESTRICTIONS FOR THE PLAT

OF EL RIO ESTATES, BONNER COUNTY, IDAHO

- a) The Grantors reserve such easements as may be necessary over and along each lot for all public utilities.
- b) No refuge or other unsightly material shall be placed or allowed to remain on any lot.
- c) No buildings for pigs, goats, or geese shall be permitted, nor shall any pigs, goats or geese be kept on any lot unless permitted by a majority vote of lot owners.
- d) As a condition of lot ownership in El Rio Estates, all lot owners must join and maintain membership in the El Rio Estate Lot Owners Association, Inc. The maintenance of ownership of Lots 1 - 19 in Block B, and all lots in Block C, shall be subject to payment to the Association of the sum of \$5.00 per month, which said monthly payment shall begin January 1, 1976, and continue each and every month thereafter, which said funds shall be held in an Association escrow account and used for construction of a sanitary sewer system at such time in the future when it shall be determined by appropriate officials of Bonner County, and/or the State of Idaho, Department of Environmental and Community Services, that such system is necessary. Preliminary plans for the construction of such a sanitary sewer system have been submitted and approved by Bonner County, and Idaho State regulatory authorities as of the date of filing of these covenants, and a conditional use permit has been obtained by Bonner County regulatory authorities for the construction and use of said system.

The Association, acting through its board of directors, is hereby granted the power to certify a lien against the respective lots and owners thereof, on an annual or other periodic basis for the \$5.00 monthly charge, and/or for an equitable pro-rated share of costs and fees deemed necessary by a majority vote of the Association for implementation of such reasonable regulations as may hereafter be required or promulgated by Bonner County, and/or Idaho State regulatory authorities. Said lien rights hereinabove granted, shall be enforceable in the same manner as other liens as set out in the Idaho Code.

e) These covenants are to run with the land and shall be binding on all parties in the manner and for the intents and purposes herein set out.

f) If the parties hereto, or any of them, violate or attempt to violate any of these covenants, as listed herein, then any other person or persons owning real property in this subdivision may prosecute any proceedings at law or in equity, against the persons violating or attempting to violate any such covenant, to restrain him or them from so doing and to recover damages or other just due.

FILED FOR RECORDING Oct 1, 1974 3:42 P A. L. KENNEY, BONNER COUNTY RECORDER REQUEST OF Alvin Crumley BOOK NO. 557 68
Alvin Crumley
for 20
file with Plat

g) Should any of these covenants be invalidated by judgement or Court Order, the rest of the provisions not effected thereby shall nevertheless remain in full force and effect.

h) These covenants shall be in addition to those certain restrictive covenants as shown on the plat of El Rio Estates.

Dated this 28 day of June, 1974.

Clarence Crowell
Clarence Crowell

STATE OF IDAHO,)
) : ss
County of Bonner.)

On this 28 day of June, 1974, before me, the undersigned, a Notary Public, in and for the State of Idaho, personally appeared Clarence Crowell, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

Karen M. Sattler
Notary Public - State of Idaho
Residing at Prichard therein
My commission expires: 6-28-75.



