



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

Enchanted Valley 1

Private 10 acres of totally useable level to rolling land East of Moyie Springs, Idaho. This property is covered with large trees and also offers great views of the Purcell Mountains. Power and phone at property line along private road. The rich loam soil will provide for big gardens and orchards. Several nice homes along the road in. Create your own "on grid" homestead.

\$165,000

Directions: From 3-Mile Junction East on Hwy 2 approx 11.9 miles left onto Herman Lake Rd. 1.8 miles to 'T' intersection. Left on Old Hwy Loop 1 mile to driveway on left. Tract 1 is 1/4 mile on right



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. 222982, according to the plat thereof on file in the office of the 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

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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.

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(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

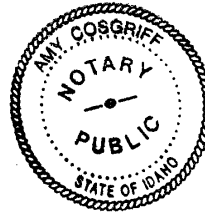
September 29, 2005
Date

STATE OF IDAHO)
)ss.
COUNTY OF BOUNDARY)

On this 29th 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.

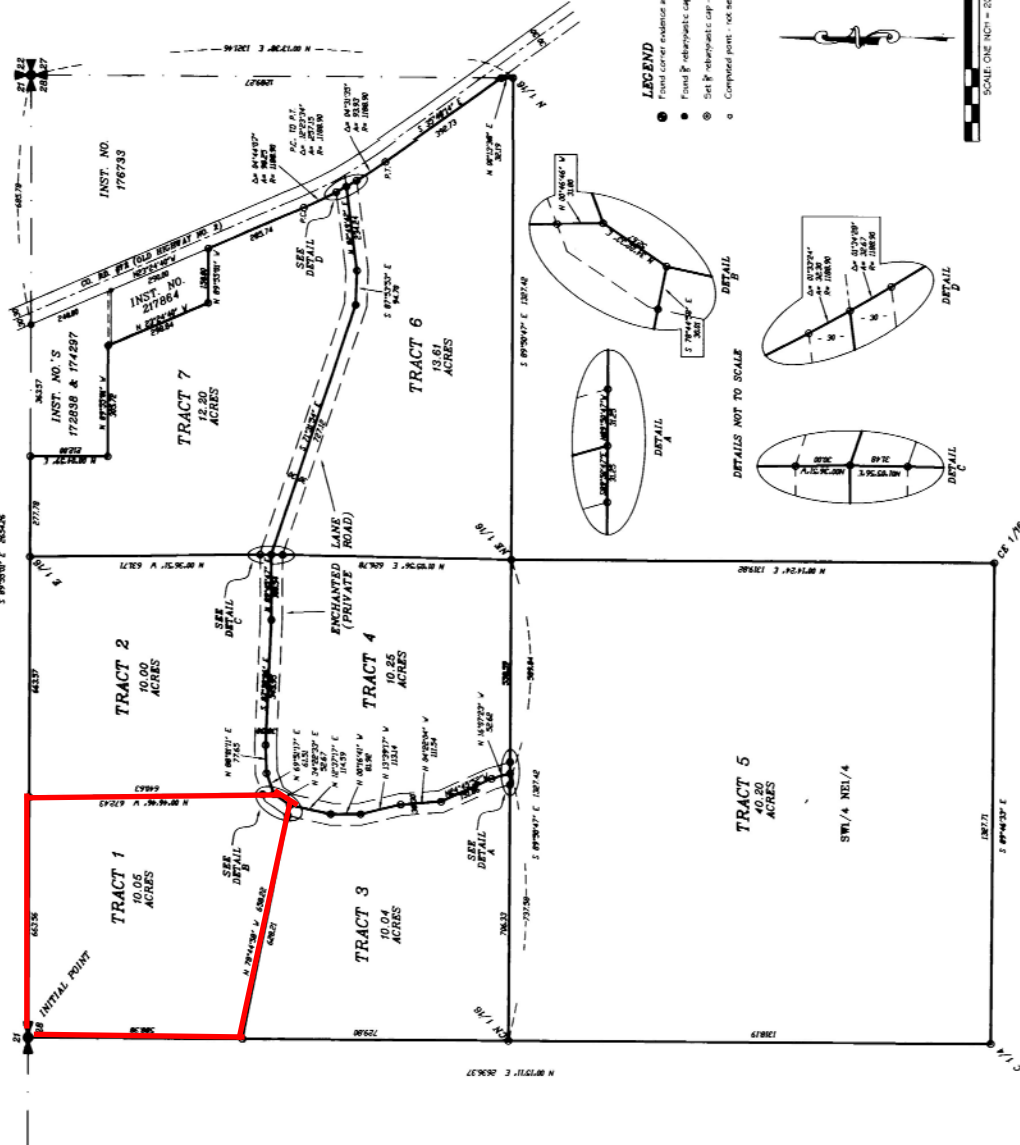

Notary Public for State of Idaho
Residing at: Bonners Ferry, Idaho
My Comm. Exp: 4/4/06



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

**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



LEGEND
 ● Found corner evidence as noted
 ○ Set of re-surveyed cap - P.S. 3420
 ○ Computed point - not set or loc.



COUNTY ROAD SUPERINTENDENT'S CERTIFICATE
I hereby certify that I have examined and approved this plat this 13 day of September, 2005.
[Signature]
County Road Superintendent

STATE HEALTH DISTRICT CERTIFICATE
I hereby certify that I have examined and approved this plat this 13 day of September, 2005.
[Signature]
State Health District

COUNTY TREASURER'S AFFIDAVIT
I hereby certify that I have examined and approved this plat this 13 day of September, 2005.
[Signature]
County Treasurer

PLANNING COMMISSION CERTIFICATE
I hereby certify that I have examined and approved this plat this 13 day of September, 2005.
[Signature]
Planning Commission

COUNTY COMMISSIONER'S APPROVAL
I hereby certify that I have examined and approved this plat this 13 day of September, 2005.
[Signature]
County Commissioner

COUNTY SURVEYOR'S CERTIFICATION
I hereby certify that I have surveyed the herein plat and determined that it conforms to the requirements of the Idaho Statutes and County Ordinances regarding plats and subdivisions.
[Signature]
County Surveyor

WATER AND SEWER CERTIFICATION
I hereby certify that I have examined and approved this plat this 13 day of September, 2005.
[Signature]
Water and Sewer

2222935

J.R.S. SURVEYING, INC.	
P.O. BOX 3488 - 4775 S. MAIN ST.	
BOONVILLE, IDAHO 83408	
509-897-7655	
PLAT	
FOR TUNSTEN HOLDINGS, INC.	14-00-00
ENCHANTED VALLEY SUBDIVISION	14-00-00
TOWNSHIP 62 NORTH, RANGE 3 EAST, B.M.	14-00-00
BOUNDARY COUNTY	14-00-00