



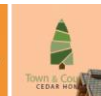
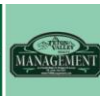
“Local Brokerage, National Results.”

Maps & Documents

Teton Valley Realty or this website makes no representation regarding sufficiency, completeness, or any other matters referred to any documents herein, or information provided on this web site. Teton Valley Realty advises you consult with independent legal counsel regarding these documents. When purchasing real estate, it is advised that you obtain full and complete documents, and not rely on these pages.

Phone: 208.354.2439
Email : info@tetonvalleyrealty.com

253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455





ALLIANCE

TITLE & ESCROW CORP.

Yes, it matters where you close.

Plat Maps and/or CC&R's

A complete list of our locations and contact information can be found at:

www.alliancetitle.com



174427

RECEIVED

JAN 30 2006

TETON CO., ID
CLERK RECORDER

March 18 2003

RESTATEMENT OF COVENANTS AND RESTRICTIONS
CRYSTAL RUN
VICTOR, IDAHO

The 8 lots which comprise the development Crystal Run are hereby included in the following "Covenants and Restrictions" which shall be subject to the Regulations of The City of Victor, and the county of Teton, Idaho, as well as other responsible jurisdictions.

Homeowners Association

Until all 8-houses are sold one member of STS BUILDERS LLC shall preside over the Association, or until STS BUILDERS voluntarily delegates or relinquishes this authority. At such time the Association shall consist of one vote per lot or home, according to the person whose name is first on the title. This person may designate a proxy. A simple majority shall rule the Association.

Meetings:

The association shall meet at least twice a year with notice given at least 7 days ahead. Quarterly dues shall be paid by Jan 15, April 15, July 15, Oct 15. With \$ 5.00 per month penalty for late payment. The dues shall be set at the first meeting each year. The association shall maintain a checking account and dues shall pay the following; snow plowing of roads, fees of Trail creek Irrigation District, a certain amount for a fund to maintain and repair subdivision roads, Irrigation pipes, and if necessary the Tonks Canal. The association dues shall also maintain the entrance landscaping and signs. The first year the dues shall be \$100.00 per year per lot or home.

Storage of trailers, campers, boats snow mobiles, work trailers etc.

No campers, RV s or house trailers shall be parked on the streets or on any lots, with the exceptions of visitors who may park RV or house trailers in the drives for no more than 14 days. Horse trailers, utility trailers, powerboats and snow machines, on or off trailers shall never be visible by other owners. No chain link or barbed wire fencing is allowed. Owners may build wooden fences, which shall be attached to the house rather than free standing. The fences shall not be higher than 5 feet and shall be painted or stained in earth tones to match the house.

Plans

Plans for fences, additions, storage sheds, garages or any modifications to existing structures shall be submitted to the head of the homeowners Association along with a \$ 20.00 fee and must be approved of by a majority of the members. The Building code of Victor shall be standard along with the city setbacks. No plastic, fiberglass or metal shall be used in construction except for roofs of steel matching the type and

Instrument # 174427

DRIGGS, TETON, IDAHO

2006-01-30

12:20:55 No. of Pages: 2

Recorded for: DICKSON COOKE SCHAEFER

NOLAN G. BOYLE

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: DECLARATION OF COVENANTS

174427

RBandy

color of the main house. The Association will approve no bright colors and no black or white paint. All structures shall be maintained well. Additions or construction projects shall be completed in a timely fashion, with construction refuse being disposed of by the contractor or homeowners so as to pose no unsightly or hazardous conditions for other owners.

PETS AND ANIMALS

Dogs and cats shall be limited to two per house and shall be contained in the house or in the attached fenced area. Animals may be on the owner's property if the owners are present and have voice control of their animal. No chain link runs shall be constructed. No breeds considered attack dogs or trained as such shall be allowed. After 10:00pm all animals shall be inside the homes to prohibit barking which may bother other owners.

No horses, cows, sheep, or goats are permitted.

The association on a case-by-case basis may approve rabbits or such for a 4-h project. With any such request plans for housing, sanitation and duration of project shall be submitted.

LANDSCAPING:

Lawns shall be mowed and kept neat and clear of trash. This includes construction materials, trashcans or bags, snow machines, washing machines or such.

No unlicensed or inoperable vehicles are allowed anywhere on the development. The homeowners may decide to have the unlandscaped areas mowed and may decide to share the cost in order to keep the fire danger at a minimum.

FINES AND PENALTIES

If a homeowner fails to adhere to these covenants and regulations the head of the Association shall, put in writing the nature of the infraction and he shall have 7 days to rectify the problem. After 7 days have passed and a majority agree, a fine of \$10.00 per day shall be levied until the owner adheres to the Covenants. If the association has to hire an attorney the homeowner causing the problem shall pay the legal fees. If the infraction causes the Association to hire someone to move vehicles or other things the owner shall also pay this cost.

SUNSET

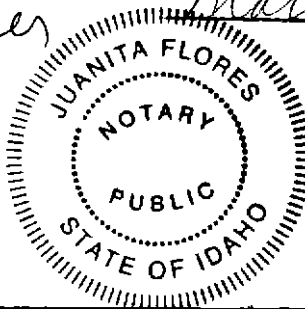
At the last homeowners Association meeting 15 years after the date of the filing of these covenants, they shall no longer be in force. The Association may ratify, by a majority vote these or other Covenants and regulations.

Dickson Cooke Schaefer

Dickson Cooke Schaefer

Dickson Cooke Schaefer

SUBSCRIBED AND
WITNESSED THIS 30th DAY OF Jan, 2006
[Signature]
NOTARY PUBLIC
RESIDING AT Driggs, ID
MY COMMISSION EXPIRES 2/2010



March 28 2007

Jan 30 2006

174427

