



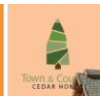
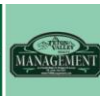
**“Local Brokerage, National Results.”**

## Maps & Documents

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DECLARATION  
OF  
COVENANTS, CONDITIONS & RESTRICTIONS  
LES TRAPPEURS' SUBDIVISION

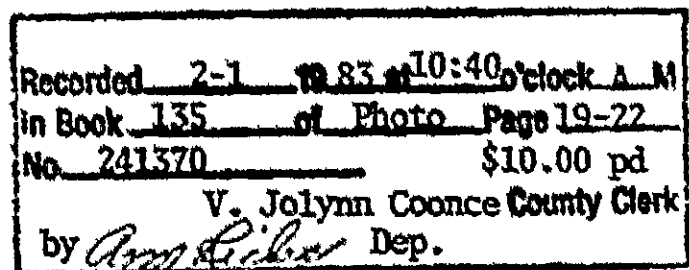
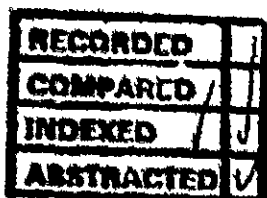
"Alta Associates", a California partnership, owner of "Les Trappeurs" a subdivision in Teton County, Wyoming hereby declare that the lots in said subdivision shall be held, sold, and conveyed subject to the following easements, covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the properties, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

I. Structural Restrictive Covenants

1 Purpose: All lots in the subdivision shall be used for residential purposes exclusively. There may be erected on each lot no more than one (1) single family residence of 1200 square feet minimum size, not to exceed two (2) stories in height or twenty-five (25) feet maximum. In addition, a one story guest house or accessory building and if horses are kept on the property, a one story stable may be erected.

2. All structures shall be set back a minimum of fifty (50) feet from any road right-of-way and a minimum of forty (40) feet from rear property lines and a minimum of thirty (30) feet from all other property lines. To facilitate snow removal and utility maintenance, fences shall be set back a minimum of five (5) feet from road right-of-ways.

3. Construction must be prosecuted diligently to completion which may be for a period of one year, or for two summers, but no longer. All dwellings or other structures shall be completed to a finished exterior within said period of time after the start of construction.



4. Mobile homes or homes on wheels will not be permitted except on a temporary basis during construction of a permanent residence.

5. It is suggested that each lot owner shall provide enclosed parking for two (2) vehicles prior to the occupancy of any dwelling.

6. Utilities shall be installed underground.

7. No lot shall be further subdivided.

8. An Architectural Control Board having the power to enforce these covenants is hereby established. The Board shall consist of three (3) members elected by the lot owners. The terms of service on the Board shall be three (3) years. No structures shall be erected on any lot until the building plan, specifications and site plan have been approved as to conformity and harmony of design by the Architectural Control Board. The decision of the Board is final and binding upon all parties.

## II General Restrictive Covenants

1. Each lot and all improvements located thereon shall be maintained by the owner in good condition and repair.

2. No obnoxious or offensive activities shall be carried on upon any lot which may be a nuisance, disturbance or annoyance to other owners in the enjoyment of their lots.

3. No animals shall be kept on any lot except household dogs and cats and a maximum of two (2) corralled horses. The right to keep animals on premises shall be conditional upon the fact that such animals do not constitute a nuisance or inconvenience to residents of adjacent property.

4. Trailers, boats, campers, and similar equipment must be stored in screened enclosures.

5. Rubbish, trash, debris, etc. shall be kept within a screened enclosure.

6. Driveways and sufficient parking and garage area shall be provided to permit off-street parking, in order that traffic flow and snow removal may not be obstructed or impeded.

7. Homeowners Association: Each owner of a lot shall be a member of the Homeowners Association. Each lot shall have one (1) vote. The

Association shall be empowered to uphold and oversee the proceeding restrictive covenants. Waivers and variances shall require the written and signed approval of 75% of the lot owners.

### III Covenant for Maintenance Assessments

1. Each owner of any lot by acceptance of a deed therefore is deemed to covenant and to pay to the Homeowners Association the annual assessments and charges as may be established. The assessments shall be a charge on the land and shall be a continuing lien upon the property and shall also be the personal obligation of the owner of the property.

2. Assessments levied by the Association shall be to promote the health, safety and welfare of residents and to effect snow removal, maintenance and upkeep of roads. Assessments for snow removal shall be levied only against lot owners with improved property.

3. Any assessment not paid within thirty (30) days after due date shall bear interest at the rate of twelve percent (12%) per annum. The Association may bring an action of laws against the owner personally obligated to pay

### IV Amendment, Enforcement and Duration

1. These covenants may be altered, modified or amended by an instrument signed and acknowledged by 75% of lot owners.

2. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provisions.

3. Provisions hereof shall be deemed independent and serviceable and the invalidity or unenforceability of any one shall not affect the validity or enforceability of any other.

4. These restrictive covenants shall take effect upon recording and shall terminate after thirty years from the date of recording. Provided, however, that the term of these covenants shall be automatically extended for successive ten (10) year periods following the original thirty years, unless notice of termination is executed by the owner of 75% of the lots and recorded with Teton County, Wyoming.

IN WITNESS WHEREOF, the declarant has hereunto set his hand this  
31st day of January, 1983.

ALTA ASSOCIATES, a California  
partnership

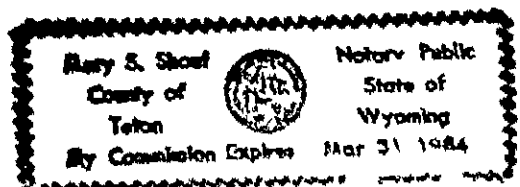
*James D. Ball*

James D. Ball, Managing  
Partner

State of Wyoming )  
County of Teton )

The foregoing instrument was acknowledged before me by James D.  
Ball this 31st day of January, 1983.

Witness my hand and official seal.



*Mary S. Shoop*  
Notary Public

My commission expires: March 31, 1984