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## Maps & Documents

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DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

of

OLIVER SUBDIVISION

This declaration is made this 10th day of November 1979.

DECLARATION OF RESTRICTIONS

1. No temporary building, trailer, garage, building in the course of construction or other structure, shall be used, temporarily or permanently, as a residence on any lot. No trailer shall be kept on a lot except within an enclosed building.
2. Each 5 acre parcel may be subdivided and broken into two 2½ acre parcels.
3. No rubbish or debris of any kind shall be permitted to accumulate on any lot so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants.
4. No cesspool, septic tank or other sewage disposal system or device shall be installed, maintained or used upon any lot without the approval of the Health Department of Teton County, Idaho or any other governmental bodies having jurisdiction. At such time that a sewer line is constructed which is available to the land owner for disposition of waste the said land owner shall at his expense connect therewith and discontinue use of individual waste disposal facilities. No water pipes, gas pipes, sewer pipe or drainage pipe shall be installed or maintained on any lot above the surface of the ground, except hoses and movable pipes used for irrigation purposes and connection units for services.
5. No lot shall be improved with any residence or dwelling structure of less than 800 square feet designed to accommodate no more than a single family and occasional guests, plus a garage, fencing and such other improvements as are necessary or customarily incident to a single family residence.
6. No residence shall be used for any purpose other than single family residential purposes. No gainful occupation, profession, trade or other non-residential use shall be conducted on any such residential area, provided, however, that nothing in this Declaration shall prevent the rental of the property by the owner thereof for residential purposes.

7. None of the above restrictive covenants shall be altered, amended, waived or rescinded without the written consent of the Board of Commissioners, Teton County, Idaho.
8. The restrictive covenants herein contained shall bind the undersigned, their heirs, successors, assigns, grantees, and personal representatives.

THESE COVENANTS SHALL TAKE EFFECT UPON RECORDING.

In Witness Whereof  
the undersigned have executed this instrument the day and year first  
written above.

/S/ THOMAS F. OLIVER  
Thomas F. Oliver

/S/ MARJORIE G. OLIVER  
Marjorie G. Oliver

Recorded the 12th day of September , 1980, as Instrument No. 86166,  
records of Teton County, Idaho.