



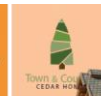
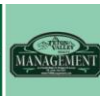
“Local Brokerage, National Results.”

Maps & Documents

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DECLARATION OF RESTRICTIVE COVENANTS

Teton Rancheros

STATE OF IDAHO))
) ss.
COUNTY OF TETON)

GRAND TETON ENTERPRISES, INC.; A Nevada Corporation, owners by the entireties of the following described property:

West $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 31, Township 6 North Range 46 E.B.M.

The same being the real property now duly Platted as the proposed Teton Rancheros, of Teton County, Idaho, the proposed Plat thereof being filed in office of the County Clerk and Ex-Officio Recorder of Deeds for Teton County, Idaho, hereby specifying that said declaration shall constitute covenants to run with all of the land, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitation upon all future owner thereof, this Declaration of Restrictions being designated for the purpose of keeping and maintaining the use and development of the real property desirable, and suitable as herein specified.

A. GENERAL

1. RESIDENTIAL USE-All lots and tracts are hereby restricted in use for residential purposes only, and neither the premises nor any improvements thereon shall be used for any commercial, public, illegal or immoral purpose or purposes and no public nuisance shall be maintained or permitted to exist thereon.
2. SUBDIVISION AND COMBINATION-No lot or tract shall have more than three residences thereon. If more than one, each shall be located as to seemingly occupy one third of the Lot. Two or more contiguous lots or tracts, if owned by the same record owner, may be combined as one lot or tract.
3. TEMPORARY RESIDENCE-No basement, tent, shack, lean-to, garage, barn, or other outbuilding shall at any time be used as a residence temporarily or permanently.
4. SIGNS-No signs, billboards, or advertising structures of any kind shall be erected or maintained on any lot or tract or structure for any purpose whatsoever.
5. CONSTRUCTION-Only new construction permitted with a minimum of 400 sq ft per home. All construction shall comply with State of Idaho Building, health and safety codes as may be applicable.
6. WASTE DISPOSAL- Each structure designed for occupancy or use by human beings shall be connected to a private individual waste disposal system at the owners expense, such waste disposal system shall conform to the standard applicable for the area, including, without being limited to, the Idaho State Public Health Department.
7. WATER SYSTEM-Each structure designed for occupancy or use by human beings can be connected to a common water supply if desired by the buyers. Wells will be permitted
8. EXCAVATION AND MINING-No excavation of any kind, including that for stone, sand, gravel, or earth shall be made on any lot or tract except for such excavation as may be necessary in the connection with the erection of an approved improvement thereon.
9. HORSES-May be kept on any lot or tract shall be so cared for as not to constitute a nuisance.

10. TRASH AND GARBAGE- No trash, ashes, garbage or other refuse may be thrown, dumped or piled on any land within the Teton Rancheros. Each property owner shall provide suitable receptacles for the collection of refuse and such refuse receptacles shall be screened from public view and protected from disturbances.

11. UTILITIES, EASEMENTS, AND LINES-There are hereby reserved for the purpose of installing and maintaining utility facilities and for such other purposes incidental to the development of the property the easements shown upon the Plat of the Teton Rancheros # 1.

12. COMPOSITION-A Site Committee of five members will be composed of property owners as soon as possible.

IN WITNESS WHEREOF This Declaration of Restrictive Covenants is executed this
7th day of August, 1970.

Grand Teton Enterprises, Inc.

by W. A. Fawcett

its President

Recorded 19th day of August, 1970, as Instrument No. 68590, County of Teton, State of Idaho...

AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
OF
TETON RANCHEROS

STATE OF IDAHO)
) ss.
COUNTY OF TETON)

GRAND TETON ENTERPRISES, INC., a Nevada corporation, owners of the Teton Rancheros except those heretofore sold, hereby amends the Declaration of Restrictive Covenants.

Inasmuch as there was no mention of mobile homes or trailer homes included in paragraph 3 relative to temporary residence, the corporation feels this should be made more clear. It is therefore changed to include mobile homes, but mobile homes or trailers may be used during construction on any lot for a period of two years. Any extension or variance may be granted by the Site Committee for good cause.

Interpretation of paragraph 5 is hereby clarified to state that the 400 square feet per home shall be the ground floor coverage and not total of both floors.

IN WITNESS WHEREOF this amendment to declaration of restrictive covenants is executed this 20th day of June, 1972.

GRAND TETON ENTERPRISES, INC.

/s/ William A. Fawcett
President

Recorded June 22, 1972, as Instrument Number 71105, County of Teton, State of Idaho. . .