

## HORSETHIEF DEED RESTRICTIONS

**a. Perpetual Restrictions.** Each and all of the following restrictions shall continue and remain in place and effective and enforceable in perpetuity, unless and until released or terminated in a writing, executed by Grantor or, as the case may be, Grantor's heirs, successors or assigns in and to all of the Benefitted Property, and recorded in Valley County, Idaho:

- No part of any building or structure on the Property shall be constructed or installed or allowed to remain or occupy any area within twenty feet (20') of any right-of-way (whether public or private), access easement, road, or street. Front and side setbacks to be no less than 25'.
- Except as otherwise expressly provided in this restriction, the Property shall not be used for the purpose of outdoor storage of vehicles or any other items of personal property, and no outdoor storage shall be permitted or allowed on the Property; provided, however, that **(i)** a maximum of four (4) snowmobiles and/or ATVs, and **(ii)** one tractor or other type of snow removal equipment may be parked or stored on the Property at any one time.
- No surface mineral excavation shall occur on the Property.
- No commercial mining shall occur on the Property.
- Except as otherwise expressly provided in this restriction, no livestock shall be permitted or allowed on the Property; notwithstanding the foregoing, **(i)** horses shall be permitted and allowed on the Property, and **(ii)** a maximum of two (2) goats or llamas shall be permitted and allowed within a securely fenced portion of the Property. No Cattle

**b. Five-Year Restrictions.** Each and all of the following restrictions shall continue and remain in place and effective and enforceable for a period of five (5) years after the date on which this instrument is executed and recorded, unless earlier released or terminated in a writing, executed by Grantor or, as the case may be, Grantor's heirs, successors or assigns in and to all of the Benefitted Property, and recorded in Valley County, Idaho:

- The property shall not be divided, subdivided, or otherwise split.
- No more than two (2) dwellings may be constructed, built, or installed on the Property.
- No mobile homes shall be placed, parked, inhabited, used, stored, or allowed to remain on the Property.
- No commercial or industrial activity shall occur, or be allowed to occur, on the Property
- No building or structure shall be placed in the direct viewshed of a neighboring property.