

COPELAND'S FOURTH OF JULY CREEK PROPERTY

PROTECTIVE AND RESTRICTIVE COVENANTS

1. All lots shall be residential agricultural. No structure shall be erected, altered, placed or permitted to remain on any portion of these lands other than a single family dwelling, private garage and other such outbuildings as may be incidental to the residential agriculture use of the land. Out buildings shall be limited to one shed or barn to house; one tool shed and/or woodshed, and one well house.
2. All lots shall have individual wells and sewage systems. All utilities shall be buried under ground.
3. No structure of temporary character, RV trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot as a permanent residence.
4. Homes shall be no less in value of \$100,000 with a cost of living index annual adjustment. Metal siding and certain types of plywood not intended for siding are not allowed. Homes shall have either an attached double carport or garage. All buildings will be of neutral earthtone colors (includes roof).
5. Only horses and cows, one per acre, no keeping of pigs, sheep and/or goats on lot. EXCEPTION: 4 H and high school projects. Dogs, cats, fish, birds and other household pets may be kept on lots provided they are not kept in unreasonable quantities. If any animal is kept on lot, the owner must construct and maintain wooden or wire fencing which is adequate to keep animals on lot.
6. No trash or other refuse (including disabled vehicles) shall be thrown, dumped or disposed of or permitted to remain on any lot whether vacant or otherwise. All household waste shall only be kept in sanitary containers, properly shielded from other lot owners. No incinerators shall be permitted.
7. Parcel "A" will be a common area equally owned by all lot owners. Each owner will be equally responsible for taxes, road and bridge maintenance, and any other expense associated with this parcel.
8. Parcel "D"- 22.89 acres with the pond has a proportionate share of Water Right # A7500143A - (.60 CFS). Parcels "B" and "C" have proportionate share of Water Right #A75-00147 (.80 CFS). The existing water rights shall be divided on a pro rated percentage based on the acreage of each lot.
9. All lot owners shall have an easement to Forest Service Property. (Between lot 4 & 5)
10. No splits of property will be allowed.

11. No businesses will be allowed, only cottage industries.

12. Owner Association Membership - Every Owner shall be Member of the Owners Association. Each Ownership shall constitute one Member and one vote. Any change in these covenants will require a majority vote of all members.

SANITARY REGULATIONS AND RECOMMENDATIONS  
Copeland Lot Split - 4th of July Creek

The subject subdivision has been reviewed for sanitary restrictions described in Idaho Code Section 50-1328. The following comments are intended to inform and educate all parties as to the sewage disposal and/or potable water situations particular to this development.

Sewage disposal:

This lot split plat includes a parcel that is not part of the lot split process. Parcel D is a separate parcel that has not been fully evaluated at the time of plat signature. Testholes will need to be reviewed on this parcel.

All other parcels have had testholes reviewed and are suitable for subsurface sewage disposal. Lot sizes are such that there are several home sites possible. If selected homesite is in a location that soil conditions may change or be in question a testhole may be required prior to the issuance of a permit.

Parcel C is the site of an existing home.

Potable water:

There is one existing well in the immediate area of the subject parcels on Parcel C. It appears that potable water is available.

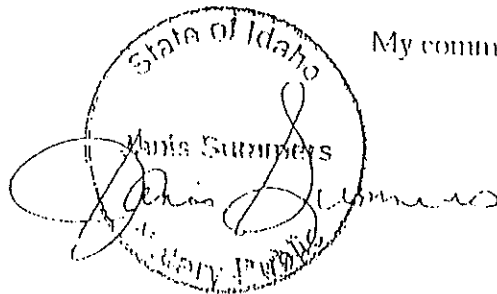
These lots are subject to all applicable public health and sanitation needs and regulations, as well as county ordinances. No inhabitable dwelling will be constructed without a valid sewage disposal permit.

Steve Adams  
EHS signature

7/30/98  
Date

NOTARY STATEMENT:

Steve Adams personally appeared before me, a notary, on the 30<sup>th</sup> day of July, 1998 and signed the above document of his own free will.



SANITARY RESTRICTIONS INSTRUMENT CERTIFICATION

These SANITARY REGULATIONS AND RECOMMENDATIONS hereto attached to

Copeland Lot Split - 4th of July Creek

are the SANITARY ATTACHMENTS stipulated under the SANITARY RESTRICTIONS of said plat.

BY: *Steve Adams*  
Environmental Health Specialist

DATE: *1/30/88*  
District Health Dept

*23781* COUNTY RECORDER'S CERTIFICATE

Instrument No

STATE OF IDAHO )

SS

(COUNTY OF LEMHI)

This instrument was filed for record at the request

of *Joyce Copeland*

at *1:05* o'clock, on *August 3*, 19 *88* and duly filmed and indexed in the

Records of Lemhi County, Idaho.

*Jana Stokes*  
Deputy

*Albert [Signature]*  
Ex-Officio Recorder

FEES *12.00*

AJ5809NP  
 No. A75-00143A

IDAUC DEPARTMENT OF WATER RESOURCES  
 ADJUDICATION CLAIM PROFILE REPORT

DATE: 11/26/96  
 PAGE: 10

OWNER: DANIEL COPPELAND  
 CODE: C  
 NAME & ADDRESS: DANIEL COPPELAND  
 PO BOX 1181  
 SALMON ID 83467  
 (208) 865-2563

PRIORITY DATE: 04/01/1996  
 WATER USE: IRRIGATION  
 USE PERIOD FROM TO: 04-01 11-01  
 DIVERSION RATE: 0.60 CPS  
 DIVERSION VOLUME: 37.50 AFY

Point(s) of Diversion: T24N R22E S29 SWSNW  
 Water Source: FOURTH OF JULY CREEK  
 Tributary to: SALMON RIVER  
 Seage: DECREASED  
 JAHMT County

Place of use legal Description for: IRRIGATION

NE	NW	SE	SW	NE	NW	SE	SW	NE	NW	SE	SW	NE	NW	SE	SW
1	5	1	5	1	5	1	5	1	5	1	5	1	5	1	5
24N 22E 30															
24N 22E 31															
TOTAL ACRES															

Remarks: GEN CHANGE IN OWNERSHIP: 2-5-91/GTT  
 CHANGE IN OWNERSHIP 10-25-94 GTT  
 THIS RIGHT PAID FOR UNDER RECEIPT #B014221. CHANGE IN OWNERSHIP  
 3-14-95 GTT

Dates: Exam Made Date: Verified Date: Correction Filed Date:  
 Misc: Water District Number: Field Inspection Flag:  
 Auditor: 03/14/95 GTT/JOP 03/30 95 POST-SM Presumption Flag: