

BIG GOOSE VALLEY SUBDIVISION CONVENANTS

- 1) That said tracts and lots shall be used for residence purposes exclusively, and that no buildings or structures other than one-family residences with the customary out buildings, including a private garage, chicken house and a barn, if desired, shall be erected, maintained or permitted on any such tract. No residence building of one story in height shall be of such a size that it shall contain less than 1,000 square feet of floor area, exclusive of the garage, and no residence building thereon shall exceed two stories in height, and any such residence building which is one and one half stories or two stories in height shall be of such a size that it shall not contain less than 1,600 square feet of floor area, exclusive of the garage. Any and all buildings to be built on said real estate shall be built in accordance with the minimum requirements of the Federal Housing Administration, said requirements by reference being incorporated in and made a part of these restrictions to the same extent as if set out in full herein.
- 2) That no residence erected upon any of said lots shall be erected, maintained, or located nearer to the front lot line than the building setback line shown on the recorded plat.
- 3) That no buildings, sidewalk, curbing or other structure of any nature whatsoever shall be erected, maintained or permitted on any tract in said Addition, or the erection or construction thereof begun thereon until plans and specifications therefore shall have first been approved in writing by a representative of the Big Goose Valley Subdivision Board Members, or its successors in interest. All plans and specifications for any and all buildings structures, walls, fences and any alterations thereof, shall be subject to the approval of the Big Goose Valley Subdivision Board Members or its successors in interest and all plans and specifications shall be submitted to it in duplicate and shall show in detail, the nature, kind, shape, height, materials, color scheme and elevations of each such structure, and shall likewise show in detail the location thereof, including all outbuildings, upon the tract upon which it is to be built, and, when specifically requested, the grading plan of the lot to be built on. Said duplicate plans and specifications shall, in every respect, be complete in detail, and no structure of any kind, the plans, elevations, specifications and proposed location of which have not received a written approval of the Big Goose Valley Subdivision Board Members, or its successor in interest and which does not fully comply with such approved plans, elevations, locations and specifications, shall be erected, maintained or permitted on any tract in said Subdivision. The work of constructing any residence or structure of any nature whatsoever shall, after commencement, be diligently prosecuted to completion thereof in conformity with the conditions therein contained and with the approved plans and specifications. The Declarant shall not be responsible for any structural defects in said plans or specifications or in any building or structure erected in accordance therewith.

- 4) That no building, nor any outbuilding thereto pertaining, while said main building is in the course of construction or any time prior to its being fully completed as herein required, shall in any manner be occupied, nor shall any residence when completed be in any manner occupied until made to comply with all the conditions herein set forth. No temporary dwelling of any description whatsoever, including garages or any outbuildings used for residence purposes, shall ever be constructed, placed, maintained or occupied as such dwelling, house, or residence or other building built or constructed upon any other site shall be moved to or placed upon any tract in said Subdivision or upon any portion thereof. It is understood that those factory built or modular type homes which are of new construction which meet the previously mentioned F.H.A. construction standards set forth in Article Number One hereof shall be acceptable and it is not intended that this Declaration of Protective Restrictions shall prevent the third party purchaser from placing such factory built or modular type homes from being placed on said premises.
- 5) That no sign of any character other than any ordinary "For Sale", "For Rent" or "Open for Inspection" sign shall be placed or maintained upon any lot in said addition without the prior written consent of the Declarant or its successor in interest, and in the event any sign or signs shall be erected or maintained upon said premises in violation of these restrictions, said Declarant is hereby authorized to enter upon said premises and to remove any and all such unauthorized signs.
- 6) That no rubbish or debris of any kind or character shall ever be placed or permitted to accumulate upon any portion of any lot in said Addition so as to render said premises unsightly, unsanitary, offensive or detrimental to any other lot or lots or the occupiers thereof.
- 7) That no derrick or other structure designed for use in boring for oil and natural gas shall ever be erected, maintained or permitted upon any lot in said Addition, nor shall any machinery appliances or structure ever be placed, operated or maintained thereof the object or purpose of which is to facilitate carrying on with any trade, manufacturing, marketing, or store, or the culture of poultry, livestock, dogs, cats or other animals on a commercial basis, or any other commercial business of any kind or nature whatsoever. No excavation for stone, sand, gravel or earth shall ever be made on said property unless such excavation is necessary in connection with the erection of an approved structure thereon and unless the present owners of the land of the proposed subdivision use some of the sub-surface gravel at the time they construct the three proposed streets into their subdivision.
- 8) That there is never at any time to be erected, permitted, maintained or carried upon said real estate or any part thereof any saloon or place for the sale or manufacture of malt, vinouse or spirit liquors, nor any factory, repair shop or manufacture of any kind, nor any undertaking establishment, crematory, hospital, sanitarium asylum or institution or like or kindred nature, not any noxious thing, trade or business.

- 9) No trailer, basement, tent, shack, garage, barn or other outbuilding erected, shall, at any time be used as a residence, nor shall any structure of a temporary nature of character be used as a residence.
- 10) That there will be no subdividing of tracts or lots into smaller tracts. Tracts are to remain the size of the Big Goose Valley Subdivision Plat.
- 11) That there will be road assessments and irrigation water assessments for those with water rights, each to be paid annually.

PROVIDED, that each and all of the conditions above contained, shall in all respects, remain in effect. Covenants will be reviewed periodically.

BOARD MEMBERS

Russell D. Laird
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Vice-President

Judy Brennan
Treasurer

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Secretary

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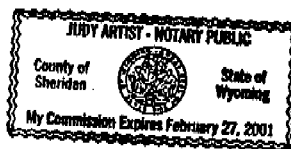
COMMITTEE MEMBERS

Dennis Gysel

Craig K. Ziegler

Karl L. Hartso

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th DAY OF June 2000
WITNESS MY HAND AND OFFICIAL SEAL,
NOTARY PUBLIC Judy Artist



Revised 7/2000