

STEAR'S FARM COVENANTS CONDITIONS AND RESTRICTIONS

ALL COMMERCIAL ENDEAVORS MUST BE APPROVED AND VOTED ON BY THE HOMEOWNERS ASSOCIATION MEMBERS (MAJORITY RULE) WE WILL ALSO FOLLOW IDAHO STATE RIGHT TO FARM PROVISION. THE NUMBER OF ANIMALS SHOULD BE IN SCALE TO WHAT THE LAND CAN SUPPORT

BE A GOOD NEIGHBOR AND THE MEMBERS ARE ENCOURAGED TO TALK TO ONE ANOTHER IF A PROBLEM OR DISAGREEMENT ARISES. WE BELIEVE IN RESPECTING EACH OTHER'S PROPERTY RIGHTS.

THE COUNTY SETBACK AND HEIGHT RESTRICTIONS SHALL BE FOLLOWED. IRC BUILDING CODES SHALL BE FOLLOWED WHEN ANY BUILDING OR STRUCTURES ARE BUILT.

ALL EXTERIOR LIGHTING SHOULD BE DOWN LIGHTING TO LIMIT LIGHT POLLUTION.

MOST OF THE LAND IS STILL BEING FARMED. IF THIS CHANGES EVERYONE IS RESPONSIBLE FOR THEIR OWN LANDSCAPING, AND SHALL MAINTAIN THEIR ACREAGE IN A PLEASEING MANNOR. INCLUDING WEED CONTROL, AND TRASH SHALL BE DEPOSED OF PROPERLY. AS TO BE AN EYESORE TO YOUR NEIGHBORS. AND TO NOT BE IN VIOLATION OF THE COUNTY STADARDS AS SET OUT IN THE COUNTY ORDINANCES.

CURRENTLY THIS IS A TWO LOT SUBDIVISION AND THEIR SHALL BE NO PRESIDENT APPONTIED AS EACH MEMBER SHALL HAVE EQUAL VOTING RIGHTS. WE ENCOURAGE LOT OWNERS TO WORK TOGETHER SHOULD A PROBLEM ARISE. IF THE PROBLEM CANNOT BE RESOLVED. PARTIES WILL RELY ON THE LAWS OF LAND ESTABLISHED IN THE GREAT STATE OF IDAHO. TO RESOLVE THE PROBLEM AT THEIR OWN EXPENSE.

SINCE THERE IS NO COMMON AREA DUES WILL NOT BE ASSESSED AT THIS TIME. SHOULD THE LOT OWNERS FEEL A NEED TO HAVE DUES ASSESSED THEY CAN ESTABLISH FUTURE HOMEOWNER ASSOCAITON BY-LAWS. TO ESTABLISH A FUCTIONING HOMEOWENRS ASSOCIATION IT WILL TAKE A 100% AGREEMENT BY BOTH LOT OWNERS TO SET UP AND TO DO SO.

Michael R Stears

MICHAEL R. STEARS

STATE OF Idaho)

SS.

COUNTY OF Madison)

On this 14th day of July, 2020, before me, a Notary Public in and for said State, personally appeared **Michael R. Stears**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Lynda Merrill
NOTARY PUBLIC FOR THE STATE OF IDAHO

