

ADDENDUM "A"
RESTRICTIVE COVENANTS

1. The lands described in said contract or conveyance shall be mainly for recreation and residential use. Any business or businesses conducted on said lands shall be confined to those that can be carried on in the home or garage without the residence becoming secondary to the business. The business of tree farming shall be a permissible exception.
2. No commercial enterprises, stores, saloons, groceries, or mercantile business shall be carried on except as in No. 1 so as not to detract from the surrounding tracts as residential sites. These restrictions may be modified for tracts 80 acres or larger to permit recreation related or ranching enterprises.
3. No commercial livestock operations, (including the raising of horses, cows, hogs, goats, or similar animals) shall be permitted. This will not prevent keeping such animals for training or breeding or for occasional sale, provided it is not offensive to neighbors and does not detract from the general attractiveness of the area. Commercial poultry are not permitted. Dogs will not be allowed to run loose.
4. No camper or camper-trailer, basement, tent, shack, garage, barn, or other structure shall be used as a residence except for a period of up to one year while a residence is built. This does not exclude mobile or modular homes on a permanent basis. All residences shall have a habitable floor space of at least 600 square feet, exclusive of basement, porch, or garage. Rustic construction, stains, and wood preservations are encouraged. Galvanized roofs are not permitted except when color-impregnated.
5. Grantees are responsible for any fencing. Exterior fences will be of wooden posts or jacks with barbed or smooth wires or wooden rails. Exterior fences will be built to least restrict movement of big game, including antelope, as recommended by the State Department of Game and Fish. Page or woven wire may be used to protect garden plots or confine pets.
6. All sewage disposal systems shall conform to regulations of the State Board of Health.
7. There shall be no buildings where any business offensive, noxious or detrimental to the use of this or nearby land for residences or recreation shall be carried on. Land will not be used for any purpose which is or might be a nuisance. No junk autos, trucks, or bodies therefrom will be allowed to accumulate.
8. Purchasers shall dispose of all garbage and refuse accumulated by them in a neat and sanitary way conforming to State laws and regulations and inoffensive to neighbors.
9. Purchasers will comply with State laws and County regulations relating to control of noxious weeds, rodents, and predators.
10. Purchaser may divide and convey to third parties. No tract sold or conveyed shall be less than ten (10) acres.
11. These restrictions are intended to preserve the recreational and residential values of the area, to maintain the ecology as far as possible, to prevent nuisances, and to maintain the tone of the community. They are deemed perpetual and "run with the land". These restrictions may not be modified or revised except by the written consent of the owners of 80% of the land in said area.

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QUALITY