

1817840

**CONDITIONS AND RESTRICTIONS**

**A PORTION OF PARKWOOD MEADOWS**

**KOOTENAI COUNTY, IDAHO**

JUL 31 A 10 52

DANIEL J. ENGLISH *DM*

DEPUTY

FEES

18.00

**THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("Declaration"), is made on the date hereinafter set forth, by SOUTHWEST INVESTMENTS, LLC, an Idaho limited liability company (the "Declarant"), with reference to the following facts:**

A. Declarant is the owner of thirty-four (34) lots in an existing subdivision project located in Kootenai County, Idaho, commonly known as "Parkwood Acres." Such lots are subject to the following encumbrances previously recorded (collectively, the "Prior Covenants"):

**Protective Covenants Governing Parkwood Acres Plat, recorded as Instrument No. 937721, Records of Kootenai County, Idaho.**

**Declaration of Amendment to Covenants, Conditions, and Restrictions, recorded as Instrument No. 1601561, Records of Kootenai County, Idaho.**

**Declaration of Amendment to Covenants, Conditions, and Restrictions (Corrected), recorded as Instrument No. 1604629, Records of Kootenai County, Idaho.**

B. The Declarant desires to have the lot lines within its ownership re-configured to result in twelve (12) new lots, which are described and depicted on Exhibits "A" and "B" respectively, attached hereto and incorporated herein by this reference. As used in this Supplemental Declaration, the term "Original Lot" shall refer to one of the lots owned by the Declarant as originally platted, and the term "New Lot" shall refer to one of the re-configured lots described on Exhibit "A" and depicted on Exhibit "B" (and identified on Exhibit "B" as a "Revised Lot").

C. In addition to the encumbrances set forth in the Prior Covenants, the Declarant hereby declares that the New Lots shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the declarations, limitations, covenants, conditions, and restrictions set forth in this Supplemental Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the New Lots and the Parkwood Acres project. All of such limitations, covenants, conditions, and restrictions shall constitute covenants and encumbrances which shall run with the land and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title, or interest in or to any of the New Lots. To the extent of any conflict between the terms of the Prior Covenants and this Supplemental Declaration, the terms of the more restrictive document shall prevail.

72411

D. Further, based on the consent attached hereto on behalf of the Carlin Bay Services Corporation, Inc. (the "Association"), each of the New Lots described herein shall, from the date of recordation of this Supplemental Declaration, be deemed to have the same status as any of the remaining lots covered by the Prior Covenants, for all purposes, including without limitation, assessment obligations and voting rights.

NOW, THEREFORE, the Declarant declares that the New Lots shall be subject to the following limitations, covenants, conditions, and restrictions (in addition to those imposed by the Prior Covenants):

1. Homes shall contain a minimum of 1,700 square feet for a single-story structure, or 1,400 square feet per floor for a multi-level structure. The measurement of square footage shall include only habitable interior space, and shall exclude patios, balconies, garages, and utility rooms.
2. No vinyl, aluminum, or T-111 siding, and no metal roofing shall be used on any structure.
3. With respect to New Lots 4, 5, and 6 (see Exhibit "B"), no structures may be constructed, and vegetation shall be limited to a height of four feet maximum (at maturity), in the areas on such New Lots so designated on Exhibit "B" as the "View Preservation Areas." This restriction is for the benefit of the neighboring New Lots, in order to preserve views for light and air, and may be enforceable by injunctive relief or damages or both, in the discretion of the benefited party.
4. Each New Lot and the exterior appearance of improvements thereon shall be maintained in a clean, neat and orderly condition and in good repair at all times. Rubbish, trash, and garbage shall be regularly removed from all New Lots, and shall not be allowed to accumulate thereon. Further, all excessive growth of weeds, brush and diseased or dead trees shall be removed by the owner and shall not be allowed to accumulate thereon.
5. The boundaries of the New Lots shall be permanent, and no New Lot shall be subdivided. No owner shall bring any action for partition or division of any New Lot. Judicial partition by sale of a single New Lot owned by two or more persons and division of the sale proceeds is not prohibited hereby (but physical division of a single New Lot is prohibited). This prohibition shall not apply to minor boundary adjustments, so long as no additional lot is created, and so long as the adjustment does not substantially change the character of the overall group of New Lots.

The undersigned, being the Declarant herein, has executed this Declaration on July 23, 2003.

DECLARANT:

By: Paul J. Finney, member  
PAUL J. FINNEY, Member

By: Susan M. Finney, member  
SUSAN M. FINNEY, Member

1817840

Revised Lot 10

Lots 6, 7 and 8, Block 2, Parkwood Acres as recorded in Book E, Page 205 of Plats, Kootenai County, Idaho, except that portion of said Lot 8, described as follows:

Beginning at the Northwest corner of said Lot 8, Thence;

S 12 01' 51" W, 111.60 feet, Thence;

N 80 13' 42" E, 86.53 feet, Thence;

N 33 17' 06" W, 113.00 feet to the Point of Beginning.

Revised Lot 11

Lots 4, 5 and 9, Block 2 and that portion of Lot 8, Block 2, Parkwood Acres, as recorded in Book E, Page 205 of Plats, described as follows:

Beginning at the Northwest corner of said Lot 8, Thence;

S 12 01' 51" W, 111.60 feet, Thence;

N 80 13' 42" E, 86.53 feet, Thence;

N 33 17' 06" W, 113.00 feet to the Point of Beginning.

Revised Lot 12

Lots 1, 2, 3, 10 and 11, Block 2, Parkwood Acres, as recorded in Book E, Page 205 of Plats, Kootenai County, Idaho.

## LEGAL DESCRIPTIONS FOR THE REVISED LOTS OF PARKWOOD ACRES

REVISSED LOT 1  
Lots 3, 4 and 5, Block 1 of Parkwood Acres, as recorded in Book E, Page 205 of Plats, Kootenai County, Idaho.

REVISSED LOT 2  
Lots 6, 7 and 8, Block 1 of Parkwood Acres, as recorded in Book E, Page 205 of Plats, Kootenai County, Idaho.

REVISSED LOT 3  
Lots 1 and 2, Block 3, of Parkwood Acres, as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho.

REVISSED LOT 4  
Lots 3 and 4, Block 3, Parkwood Acres, as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho.

REVISSED LOT 5  
Lots 5 and 6, Block 3, Parkwood Acres, as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho.

REVISSED LOT 6  
Lots 7 and 8, Block 3, Parkwood Acres, as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho.

REVISSED LOT 7  
Lots 9 and 10, Block 3, Parkwood Acres, as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho.

REVISSED LOT 8  
Lots 11, 12, 13 and 14, Block 3, Parkwood Acres, as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho, except that portion of said Lots 12, described as follows:  
Beginning at the Southeast corner of said Lot 12, Thence;  
N 43° 00' 31" W, 142.40 feet, Thence;  
S 1° 16' 17" W, 160.50 feet, Thence;  
N 60° 46' 30" E, 115.38 feet to the Point of Beginning.

REVISSED LOT 9  
Lots 15, 16, 17 and that portion of Lots 12, Block 3, Parkwood Acres as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho, described as follows:  
Beginning at the Southeast corner of said Lot 12, Thence;  
N 43° 00' 31" W, 142.40 feet, Thence;  
S 1° 16' 17" W, 160.50 feet, Thence;  
N 60° 46' 30" E, 115.38 feet to the Point of Beginning.

LINDSEY CHICHESTER  
Notary Public  
State of Idaho

STATE OF IDAHO       )  
                                  : ss.  
County of Kootenai    )

On this 23 day of July, 2003, before me, Lindsey Chichester  
a Notary Public in and for the State of Idaho, personally appeared PAUL J. FINNEY and  
SUSAN M. FINNEY, known or identified to me to be the Members of SOUTHWEST  
INVESTMENTS, LLC, a limited liability company, and the persons who executed the foregoing  
instrument on behalf of such company, and acknowledged to me that the company executed the  
same.

WITNESS my hand and official seal hereto affixed the day and year first above written.

L Chichester  
Notary Public for Idaho  
Residing at Hayden ID  
Commission expires Feb 7, 2009

(Seal or Stamp)

RECORDING REQUESTED BY:

R not 1

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1818244

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 3 Block 1 of Parkwood Acres Subdivision; Book E, Page 205  
Lot 4 Block 1 of " Subdivision; Book E, Page 205  
Lot 5 Block 1 of " Subdivision; Book E, Page 205  
Lot      Block      of      Subdivision; Book     , Page     

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

Now, therefore we hereby agree and covenant with Kootenai County that the above legally described real property will be held as one parcel and that no portion will be sold separately. This covenant and agreement is executed for the purpose of creating a single building site as defined in the County Zoning Ordinance.

This covenant and agreement will run with all of the above described land and will be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and will continue to be in effect unless released by the Board of County Commissioners, Kootenai County, Idaho in accordance with the County's Subdivision Ordinance.

**SOUTHWEST INVESTMENTS, LLC, an Idaho limited liability company**

Property Owner Name(s),

Property Owner(s) Address:

17025 S. Asbury Rd.  
Harrison, ID 83833

Property Owner(s) Signature:

Susan Finney, Member  
Paul Finney, Member

Signed and dated this 23 day of July, 2003.

**LINDSEY CHICHESTER**  
Notary Public  
State of Idaho

**SIGNATURES MUST BE NOTARIZED**

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney-Member + Susan Finney-Member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature L Chichester residing in Hayden, Idaho  
My commission expires: February 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature [Signature]

Assessor Signature [Signature]

Signatures are valid for 30 days prior to recordation

Serial Numbers:     

Date 7-29-03

Date 7-29-03

PZ Line Entry Date

RECORDING REQUESTED BY:

12 lot 2

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1818245

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 6 Block 1 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 7 Block 1 of " Subdivision; Book E, Page 205  
Lot 8 Block 1 of " Subdivision; Book E, Page 205  
Lot      Block      of      Subdivision; Book     , Page     

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

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This covenant and agreement will run with all of the above described land and will be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and will continue to be in effect unless released by the Board of County Commissioners, Kootenai County, Idaho in accordance with the County's Subdivision Ordinance.

Property Owner Name(s) SOUTHWEST INVESTMENTS, LLC, an Idaho limited liability company

Property Owner(s) Address: 17025 S. Asbury Rd  
Harrison ID 83833

Property Owner(s) Signature: Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

LINDSEY CHICHESTER  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney (member) and Susan Finney (member)

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature L Chichester residing in Hayden, Idaho  
My commission expires: February 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature [Signature]  
Assessor Signature [Signature]

Date 7-29-03  
Date 7-29-03

Signatures are valid for 30 days prior to recordation

Serial Numbers:     

PZ Line Entry Date

RECORDING REQUESTED BY:

R Lot 3

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

1818246

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 1 Block 3 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 2 Block 3 of " Subdivision; Book E, Page 205  
Lot      Block      of      Subdivision; Book     , Page       
Lot      Block      of      Subdivision; Book     , Page     

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

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Property Owner Name(s): SOUTHWEST INVESTMENTS, LLC, an Idaho limited liability company

Property Owner(s) Address: 17025 S. Asbury Rd  
Harrison ID 83833

Property Owner(s) Signature: Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

**LINDSEY CHICHESTER**  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsay Chichester personally appeared  
Paul Finney - member + Susan Finney - member

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Signature [Signature] residing in Hayden ID  
My commission expires: Feb 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature [Signature]

Assessor Signature [Signature]

Signatures are valid for 30 days prior to recordation

Serial Numbers:     

Date 7-29-03

Date 7-29-03

PZ Line Entry Date





RECORDING REQUESTED BY:

re lot 5

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

1818248

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 5 Block 3 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 6 Block 3 of " " Subdivision; Book E, Page 205  
Lot        Block        of        Subdivision; Book       , Page         
Lot        Block        of        Subdivision; Book       , Page       

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

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Property Owner Name(s):

Southwest Investments, LLC

Property Owner(s) Address:

17025 S. Asbury Rd.  
Harrison, ID 83833

Property Owner(s) Signature:

Paul Finney, member  
Susan Finney, member

Signed and dated this 23<sup>rd</sup> day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

LINDSEY CHICHESTER  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney - member and Susan Finney - member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature

L Chichester

residing in

Hayden ID

My commission expires:

Feb 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature

J. S. Meenan

Date

7-29-03

Assessor Signature

L. Chichester

Date

7-29-03

Signatures are valid for 30 days prior to recordation

Serial Numbers:

PZ Line Entry Date

RECORDING REQUESTED BY:

R Lot 6

Kootenai County Planning Department

P.O. Box 9000

Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

1818249

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 7 Block 3 of Parkwood Acres Subdivision; Book E, Page 205  
Lot 8 Block 3 of " " Subdivision; Book E, Page 205  
Lot      Block      of      Subdivision; Book     , Page       
Lot      Block      of      Subdivision; Book     , Page     

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

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Property Owner Name(s):

Southwest Investments, LLC

Property Owner(s) Address:

17025 S. Asbury Rd  
Harrison, ID 83833

Property Owner(s) Signature:

Paul Finney, member  
Susan Finney member

Signed and dated this 23 day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

**LINDSEY CHICHESTER**  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney - member and Susan Finney - member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature

L Chichester

residing in

Hayden ID

My commission expires:

Feb 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature

[Signature]

Date

7-29-03

Assessor Signature

[Signature]

Date

7-29-03

Signatures are valid for 30 days prior to recordation

Serial Numbers:

PZ Line Entry Date

RECORDING REQUESTED BY:

12 lot 7

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

1818250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 9 Block 3 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 10 Block 3 of " " Subdivision; Book E, Page 205  
Lot \_\_\_\_\_ Block \_\_\_\_\_ of \_\_\_\_\_ Subdivision; Book \_\_\_\_\_, Page \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ of \_\_\_\_\_ Subdivision; Book \_\_\_\_\_, Page \_\_\_\_\_

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

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Property Owner Name(s):

Southwest Investments, LLC

Property Owner(s) Address:

17025 S. Asbury Rd.  
Harrison, ID 83833

Property Owner(s) Signature:

Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

LINDSEY CHICHESTER  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney - Member + Susan Finney member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature

[Signature]

residing in

Hayden ID

My commission expires:

Feb 1, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature

[Signature]

Assessor Signature

[Signature]

Date

7-29-03

Date

7-29-03

Signatures are valid for 30 days prior to recordation

Serial Numbers:

PZ Line Entry Date

RECORDING REQUESTED BY:

(2 lot 12)

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

**1818255**

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 1 Block 2 of PARKWOOD Acres Subdivision; Book E, Page 205  
Lot 2 Block 2 of " Subdivision; Book E, Page 205  
Lot 3 Block 2 of " Subdivision; Book E, Page 205  
Lot 10 & 11 Block 2 of " Subdivision; Book E, Page 205  
as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

Now, therefore we hereby agree and covenant with Kootenai County that the above legally described real property will be held as one parcel and that no portion will be sold separately. This covenant and agreement is executed for the purpose of creating a single building site as defined in the County Zoning Ordinance.

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Property Owner Name(s):

Southwest Investments, LLC

Property Owner(s) Address:

17025 S. Asbury Rd.  
Harrison, ID 83833

Property Owner(s) Signature:

Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

**LINDSEY CHICHESTER**  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney - member and Susan Finney - member  
Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature L Chichester residing in Hayden ID  
My commission expires: Feb 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature [Signature]  
Assessor Signature [Signature]  
Signatures are valid for 30 days prior to recordation  
Serial Numbers: \_\_\_\_\_

Date 7-29-03  
Date 7-29-03  
PZ Line Entry Date \_\_\_\_\_

1818254

STATE OF IDAHO  
COUNTY OF KOOTENAI  
AT THE REQUEST OF \_\_\_\_\_

**NORTH IDAHO TITLE INS.**

2003 AUG -1 A 11:02

*EXHIBIT "A"*

DANIEL J. ENGLISH

DEPUTY

FEES \_\_\_\_\_

Revised Lot 11

Lots 4, 5 and 9, Block 2 and that portion of Lot 8, Block 2, Parkwood Acres, as recorded in Book E, Page 205 of Plats, described as follows:

Beginning at the Northwest corner of said Lot 8, Thence:

S 12° 01' 51" W, 111.60 feet, Thence;

N 80° 13' 42" E, 86.53 feet, Thence;

N 33° 17' 06" W, 113.00 feet to the Point of Beginning.

RECORDING REQUESTED BY:

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

1818254

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

PTN Lot 4 Block 2 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 5 Block 2 of " Subdivision; Book E, Page 205  
Lot 9 Block 2 of " Subdivision; Book E, Page 205  
Lot 8 Block 2 of SEE EXHIBIT 'A' Subdivision; Book , Page   
as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

Now, therefore we hereby agree and covenant with Kootenai County that the above legally described real property will be held as one parcel and that no portion will be sold separately. This covenant and agreement is executed for the purpose of creating a single building site as defined in the County Zoning Ordinance.

This covenant and agreement will run with all of the above described land and will be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and will continue to be in effect unless released by the Board of County Commissioners, Kootenai County, Idaho in accordance with the County's Subdivision Ordinance.

Property Owner Name(s): Southwest Investments, LLC  
Property Owner(s) Address: 17025 S. Asbury Rd.  
Harrison, ID 83833  
Property Owner(s) Signature: Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.  
**SIGNATURES MUST BE NOTARIZED**

**LINDSEY CHICHESTER**  
Notary Public  
State of Idaho

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney - member and Susan Finney - member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature L Chichester residing in Hayden ID  
My commission expires: Feb 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

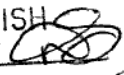
Planning Signature [Signature]  
Assessor Signature [Signature]  
Signatures are valid for 30 days prior to recordation  
Serial Numbers: \_\_\_\_\_

Date 7-29-03  
Date 7-29-03  
PZ Line Entry Date \_\_\_\_\_

1818253

STATE OF IDAHO  
COUNTY OF KOOTENAI  
AT THE REQUEST OF \_\_\_\_\_

**NORTH IDAHO TITLE INS.**  
2003 AUG -1 A 11:02

DANIEL J. ENGLISH 

DEPUTY

FEES \_\_\_\_\_

EXHIBIT "A"

Revised Lot 10

Lots 6, 7 and 8, Block 2, Parkwood Acres as recorded in Book E, Page 205 of Plats,  
Kootenai County, Idaho, except that portion of said Lot 8, described as follows:

Beginning at the Northwest corner of said Lot 8, Thence;

S 12° 01' 51" W, 111.60 feet, Thence;

N 80° 13' 42" E, 86.53 feet, Thence;

N 33° 17' 06" W, 113.00 feet to the Point of Beginning.



RECORDING REQUESTED BY:

R Lot 10

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

1818253

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 6 Block 2 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 7 Block 2 of " " Subdivision; Book E, Page 205  
PTN Lot 8 Block 2 of SEE EXHIBIT "A" Subdivision; Book  , Page    
Lot   Block   of   Subdivision; Book  , Page

as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

Now, therefore we hereby agree and covenant with Kootenai County that the above legally described real property will be held as one parcel and that no portion will be sold separately. This covenant and agreement is executed for the purpose of creating a single building site as defined in the County Zoning Ordinance.

This covenant and agreement will run with all of the above described land and will be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and will continue to be in effect unless released by the Board of County Commissioners, Kootenai County, Idaho in accordance with the County's Subdivision Ordinance.

Property Owner Name(s): Southwest Investments LLC

Property Owner(s) Address: 17025 S. Asbury Rd  
Harrison ID 83833

Property Owner(s) Signature: Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.

LINDSEY CHICHESTER  
Notary Public  
State of Idaho

**SIGNATURES MUST BE NOTARIZED**

State of Idaho, Kootenai County )

On July 23, 2003 before me, Lindsey Chichester personally appeared

Paul Finney - member & Susan Finney - member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature L Chichester residing in Hayden ID  
My commission expires: Feb 7, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature [Signature]  
Assessor Signature [Signature]  
Signatures are valid for 30 days prior to recordation  
Serial Numbers:

Date 7-29-03  
Date 7-29-03  
PZ Line Entry Date

1818252

EXHIBIT "A"

STATE OF IDAHO  
COUNTY OF KOOTENAI  
AT THE REQUEST OF \_\_\_\_\_

**NORTH IDAHO TITLE INS.**

2003 AUG -1 A 11:01

DANIEL J. ENGLISH

DEPUTY

FEES \_\_\_\_\_

Revised Lot 9

Lots 15, 16, 17 and that portion of Lots 12, Block 3, Parkwood Acres as recorded in Book E, Page 205, of Plats, Kootenai County, Idaho, described as follows:

Beginning at the Southeast corner of said Lot 12, Thence;

N 43° 00' 31" W, 142.40 feet, Thence;

S 1° 16' 17" W, 160.50 feet, Thence;

N 60° 46' 30" E, 115.38 feet to the Point of Beginning

R Lot 9

## ACCOMMODATION ONLY

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

PT 2

PZ Line Entry Date

1818251

STATE OF IDAHO  
COUNTY OF KOOTENAI  
AT THE REQUEST OF \_\_\_\_\_

**NORTH IDAHO TITLE INS.**

2003 AUG -1 A 11: 01

DANIEL J. ENGLISH

DEPUTY

FEES

EXHIBIT "A"

Revised Lot 8

Lots 11, 12, 13 and 14, Block 3, Parkwood Acres, as recorded in Book E, Page 205, of Plats,  
Kootenai County, Idaho, except that portion of said Lots 12, described as follows:

Beginning at the Southeast corner of said Lot 12, Thence;

N 43° 00' 31" W, 142.40 feet, Thence;

S 1° 16' 17" W, 160.50 feet, Thence;

N 60° 46' 30" E, 115.38 feet to the Point of Beginning.

RECORDING REQUESTED BY:

12 lot 8

Kootenai County Planning Department  
P.O. Box 9000  
Coeur d'Alene, ID 83816

**ACCOMMODATION ONLY**

**1818251**

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**COVENANT AND AGREEMENT TO HOLD PLATTED LOTS AS ONE PARCEL**

The undersigned certifies that we are the owners of real property located in Kootenai County, State of Idaho that is legally described as:

Lot 11 Block 3 of PARKWOOD ACRES Subdivision; Book E, Page 205  
Lot 13 Block 3 of " Subdivision; Book E, Page 205  
Lot 14 Block 3 of " Subdivision; Book E, Page 205  
P+N Lot 12 Block 3 of SEE EXHIBIT A Subdivision; Book     , Page       
as recorded in the Kootenai County Idaho Recorder's Office, OR as attached as Exhibit A.

Now, therefore we hereby agree and covenant with Kootenai County that the above legally described real property will be held as one parcel and that no portion will be sold separately. This covenant and agreement is executed for the purpose of creating a single building site as defined in the County Zoning Ordinance.

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Property Owner Name(s): Southwest Investments LLC

Property Owner(s) Address: 17025 S. Asbury Rd  
Harrison ID 83833

Property Owner(s) Signature: Paul Finney, member  
Susan Finney, member

Signed and dated this 23 day of July, 2003.

**SIGNATURES MUST BE NOTARIZED**

State of Idaho, Kootenai County )

**LINDSEY CHICHESTER**  
Notary Public  
State of Idaho

On July 23, 2003 before me, Lindsay Chichester personally appeared

Paul Finney-member and Susan Finney-member

Known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature L Chichester residing in Hayden, ID  
My commission expires: Feb 1, 2009

**PLANNING DEPT AND ASSESSOR'S OFFICE SIGNATURE REQUIRED PRIOR TO RECORDATION**

Planning Signature [Signature]  
Assessor Signature [Signature]

Signatures are valid for 30 days prior to recordation

Serial Numbers: \_\_\_\_\_

Date 7-29-03  
Date 7-29-03

PZ Line Entry \_\_\_\_\_

31 Twp. 49 N.R. 3 W.B.M.

49N03W-31-

