

NORTH RIVER RANCHES II LONG PLAT SUBDIVISION COVENANTS

Also subject to the following covenants:

- A) Property lines fences or screens must be of reasonable height and may not unduly obscure the view or detract materially from the use and enjoyment of adjacent property owners.
- B) Construction of the exterior shall be completed within (2) two years of the start of construction.
- C) Campers, Trailers and Mobile Homes when permitted shall be a good construction and in good condition and appearance.
- D) All lots, Buildings, Fences, Campers, Trailers and Mobile Homes must be properly maintained and in good exterior appearance. There shall be no accumulation of junk, wrecked or abandoned cars, garbage cans or other unsightly items.
- E) No dwelling may be constructed or located on a lot or tract prior to the approval of a domestic water source acceptable to the Northeast Tri-County Health Department.
- F) Prior to the construction or placement of any living quarter, driveway, well or other physical alterations of a lot within this plat, a permit to install an individual sewage disposal system for that lot shall be secured from the Northeast Tri-County Health District Division of Environmental Health.
- G) All parcels are with a conservancy designated shoreline of the Pend Oreille County Shoreline Master Plan. All single family residences shall be setback 25 feet from the ordinary high water. Commercial uses are prohibited except for those that are water dependent on low intensity recreational uses.
- H) All activities within 200 feet or the ordinary high water mark must meet requirements of the Pend Oreille County shoreline master program and may be subject to a substantial development permit under the shoreline management act in addition to State and Federal permits.
- I) No habitable floor shall be constructed below the approximate 100 year flood plain elevation of 2046 feet above sea level USGS per Pend Oreille County Flood Maps.
- J) No development shall occur within the wetlands as delineated by Pend Oreille County and shown herein.
- K) Subject to the Declaration of Covenants, Conditions and Restrictions of North River Ranches II Long Plat recorded in Book 117, Pages 1107-1113. Instrument No. 24452, Records of Pend Oreille County.
- L) Should any of the various covenants, conditions or restrictions made subject to hereon, be contradictory or ambiguous the more restrictive or the covenants, conditions or restrictions shall apply.
- M) Utility easements shall be 10 feet wide and all utility lines shall be underground.

Recorded under Recording No. 227573