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DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS FOR WILLIAM PARK SUBDIVISION

Instrument No. **8013390**
Recorded: **March 18, 1980**

KNOW ALL MEN BY THESE PRESENTS:

DELTRA LAND CO., an Idaho Corporation organized and existing under the laws of the State of Idaho and duly qualified to do business in the State of Idaho, as Grantors do hereby certify and declare that they are owner of the following described real property situated in Ada County, Idaho to-wit:

Lot 37, except the Northerly 75 feet of the Easterly 100 feet
Lot 39, except the Southerly 108 feet of the Easterly 120 feet
Lot 40, except the Westerly 127 feet thereof, all in the Amended
P1 Plat of Ash Park Subdivision, Section 1, Township 3 North, Range
1 East, Boise-Meridian, Ada County, Idaho

ARTICLE I
PROPERTY USE RESTRICTIONS

All of the above described real estate, including lots, parcels and tracts thereof, and any conveyance covering or describing all or any part thereof, either by reference to the above described plat or by any number or designation thereon, or by any other description shall be subject to the following restrictions, covenants, and conditions, and that by the acceptance of any such conveyance, the grantee or grantees and their heirs, executors, administrators, successors and assigns, covenant with the undersigned, its successors and assigns, and with each other as to the property above described the following:

Section 1. LAND USE. All of the lots in said subdivision shall be know and described as residential lots, and said lots or any part thereof, shall not be used for commercial purposes, but the use of said lots shall be limited and restricted to single family or two family (duplex) dwelling which shall not exceed two stories in height and an attached or semi-detached private garage for outbuildings incidental to a suburban residential use, and public or semi-public uses such as schools, churches or utilities which may be found to be in the public interest and need.

Section 2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography, finish grade elevations, and minimum building setback lines. No fence or wall greater in height than six feet shall be erected, placed or altered on any lot nearer to any street than the minimum building setback lines unless similarly approved.