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PROTECTIVE COVENANTS
ADDITIONS AND CHANGES UPDATE
DATED: SEPTEMBER 3, 1996
FILED:
RECORD:

PROTECTIVE COVENANTS AND RESTRICTIONS
ADDITIONS AND CHANGES UPDATE
THE VALLEY - WESTERN ADDITION

1. ALL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL MEET STATE HEALTH STANDARDS.
2. NO MOBILE HOMES, TRAILERS, OR TEMPORARY STRUCTURES SHALL BE PERMITTED.
3. NO CONSTRUCTION SHALL BE CLOSER THAN FIFTY FEET FROM FRONT STREET AND FIVE FEET FROM SIDE AND REAR LOT LINES, AND ALL CONSTRUCTION MUST BE COMPLETED WITHIN A REASONABLE LENGTH OF TIME AFTER IT HAS BEEN STARTED.
4. INDIVIDUAL TRACTS AS ORIGINALLY PLATTED AND RECORDED MAY BE RE-DIVIDED ONE TIME INTO TWO SEPARATE PARCELS, THE SMALLEST PARCEL TO CONTAIN MORE THAN TWO ACRES.
5. EASEMENTS ARE RESERVED WHERE NEEDED FOR INSTALLATION AND MAINTENANCE OF UTILITIES.
6. ANY PERSON WHO IS AN OWNER OR WHO HAS CONTRACTED TO PURCHASE PROPERTY IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THAT PROPERTY. IF SAID PERSON DOES NOT MAINTAIN THE PROPERTY PROPERLY, MAJORITY OF PROPERTY OWNERS OR DESIGNATED AGENTS, ARE AUTHORIZED TO MOW SAME AND OTHERWISE MAINTAIN THE PROPERTY AT A REASONABLE COST AT THE EXPENSE OF SAID PERSON.
7. ALL DWELLINGS SHALL CONTAIN NOT LESS THAN 1000 SQUARE FEET OF LIVING AREA. ALL OUT-BUILDINGS MUST BE WELL DESIGNED AND WELL CONSTRUCTED WITH PAINTED OR STAINED EXTERIORS TO HARMONIZE WITH THE SURROUNDINGS.
8. ALL TRACTS SHALL BE USED FOR NON-COMMERCIAL, SUBURBAN RESIDENTIAL PURPOSES ONLY.
9. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE PERMITTED.
10. NO SIGNS SHALL BE PERMITTED EXCEPT "FOR SALE" SIGNS.

8429.96

BY D.C.

[Signature]
CLERK

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11. EACH OWNER SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL OF TRASH, GARBAGE, MANURE, ETC., OR MAJORITY OF PROPERTY OWNERS, OR DESIGNATED AGENTS ARE AUTHORIZED TO SO REMOVE AND CLEAN UP THE PROPERTY AT A REASONABLE COST TO BE PAID BY THE OWNER OR OWNERS.
12. ANY PERSON WHO IS THE OWNER OF A TRACT OR WHO HAS CONTRACTED TO PURCHASE A TRACT, SHALL BE ENTITLED TO THE IMPLIED PRIVILEGES OF THOSE AREAS INDICATED: RUN-WAY; TAXI-WAY; TIE-DOWN AREA; WALKWAYS AND ACCESS AREA IN THE VALLEY SUBDIVISION. PAYMENT OF FEES FOR USE OF SUCH AREAS IS VOLUNTARY AND NOT MANDATORY. ALSO, MEMBERSHIP IN THE AERO ASSOCIATION IS NOT MANDATORY.
13. THESE PROTECTIVE COVENANTS AND RESTRICTIONS, EXCLUDING ITEMS #2, #4, AND #14, MAY BE ALTERED, DELETED, ADDED TO, AMENDED, MODIFIED OR CHANGED IN ANY MANNER UPON CONSENT IN WRITING BY AT LEAST A MAJORITY OF THE OWNERS. THE OWNER OF EACH SEPARATE TRACT IS ENTITLED TO ONE VOTE.
14. NO CONNECTING THOROUGH-FARE MAY EVER BE CONSTRUCTED TO CONNECT RIVER ROAD AND RAINBOW DRIVE. THIS RESTRICTIVE COVENANT MAY NOT BE ALTERED, DELETED, ADDED TO, AMENDED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE UNANIMOUS CONSENT IN WRITING OF ALL MEMBERS OF THE AERO ASSOCIATION.
15. ALL ANIMALS AND/OR PETS ARE TO BE KEPT ON OWNERS PROPERTY AND NOT ALLOWED TO RUN IN THE SUBDIVISION. ON AERO ASSOCIATION AIRCRAFT PASSAGEWAY/TAXI-WAY THAT RUNS THRU THE SUBDIVISION ONLY DOGS AND CATS ARE ALLOWED AND MUST BE ON A LEASH WITH OWNER.
16. THE VALLEY WESTERN ADDITION MUST HAVE ONE REPRESENTATIVE ON THE VALLEY AERO ASSOCIATION BOARD.
17. ANY PERSON WHO IS AN OWNER OR WHO HAS CONTRACTED TO PURCHASE PROPERTY IN THIS SUBDIVISION SHALL BE ENTITLED TO USE THE 75 FT. PASSAGEWAY THRU THE VALLEY - WESTERN ADDITION TO ACCESS THE VALLEY AERO ASSOCIATION PROPERTY AND COUNTY ROADS LOCATED IN THE VALLEY SUBDIVISION BY ANY TYPE OF GROUND VEHICLE AS DETERMINED BY EACH INDIVIDUAL TRACT OWNER.

NOTE: A 2/3 MAJORITY OF TRACT OWNERS IN THE VALLEY WESTERN ADDITION APPROVED ADDITIONS AND CHANGES TO THE PROTECTIVE COVENANTS. THEIR NOTORIZED SIGNATURES ARE ON FILE AT THE BAXTER COUNTY COURT HOUSE, MOUNTAIN HOME.

8429-96a

CHANGES AND ADDITIONS TO THE VALLEY WESTERN ADDITION
PROTECTIVE COVENANTS AND RESTRICTIONS

In compliance with Paragraph 13 of the covenants, the undersigned agrees with the following changes and additions:

6. Change COBA INC. to majority of property owners.
11. Change COBA INC. to majority of property owners.
12. Add walkways and access area in THE VALLEY Subdivision. Eliminate last sentence, insert payment of fees for use of such areas is voluntary and not mandatory. Also, membership in the AERO ASSOCIATION is not mandatory.
13. Change 2/3 majority to majority.
16. The Valley Western Addition must have one representative on the Valley Aero Association Board.
17. Any person who is an owner or who has contracted to purchase property in this Subdivision shall be entitled to use the 75 FT. Passageway thru the Valley - Western Addition to access the Valley Aero Association property and County Roads located in THE VALLEY Subdivision by any type of ground vehicle as determined by each individual tract owner.

The owner of each separate tract is entitled to one vote. Sign and have YOUR SIGNATURE NOTORIZED IN YOUR HOME STATE.

TRACT VW-5E, 8E, 8W
(VW-5E, BELTZ FOR
AERO VALLEY DEV.)

SIGNATURE: _____

EDWARD BELTZ

Date: EDWIN EB

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

Sworn and subscribed to this _____ day of _____, 1996

My commision expires: 2-18-2000

NOTARY PUBLIC

8429-96E

