

Round Mountain Property Owners Deed Restrictions/Covenants Comparison Table

Requirement Description	Covenants Set #					
	1	2	3	4	5	6
Separability	Covenant sets 1,2,4,5 & 6 the same If any restrictions are invalidated by judgement of a court, remaining instructions are in full force; If court order is required to enforce restrictions and if moving party is successful, defendant shall pay court costs.		If any restrictions are invalidated by judgement of a court, remaining restrictions are in full force.	Covenant sets 1,2,4,5 & 6 the same If restrictions are invalidated by judgement of a court, remaining restrictions are in full force; If court order is required to enforce restrictions and if moving party is successful, defendant shall pay all court costs.		
Assessments	Covenant sets 1 & 2 the same. Each lot owner shall pay annually to RMPOA an equal share for maintenance of roads, common areas, trees and tree cutting.		Each lot owner shall pay annually to Holiday Mtn. an equal share for road maintenance.	Covenant sets 4 & 5 the same. Each lot owner shall pay annually an equal share for road maintenance.		No requirement listed
No View Easements	Covenant sets 1,2 & 4 the same. No property shall have a view easement over any other lot and cannot cut trees without permission of lot owner.		No requirement listed	No property owner shall have a view easement over any other lot and cannot cut trees without permission.	No requirement listed	
RMPOA	Covenant sets 1 & 2 the same. Each lot owner shall be a member of the RMPOA; The RMPOA may levy a lien against property owners over 60 days delinquent in payments: No liens may be levied against Arnette, Morgan, Westman and Stromire.		Holiday Mtn may assign any or all of its rights, obligations or privileges to any person, firm or corporation.	No requirement listed.		
Special	Pertains to collecting Road Assessments for RM East		No requirement listed			
Signs	No requirement listed		1 professional sign 1 sq. ft., "For Sale" sign 5 sq. ft. max.	No requirement listed		
Option To Purchase	No requirement listed		Grantor has first option to buy back lot if grantee desires to sell lot.	No requirement listed		
Architectural Control	No requirement listed		Arnette, Stromire, Westman makeup committee for plans	No requirement listed		