

The undersigned, Milton L. Coulter, being the fee owner of the following real property: A tract of land located in a part of the NW 1/4 of Section 27, Township 50 North, Range 72 West of the 6th Principal Meridian, Campbell County, Wyoming. 4-J Subdivision, first filing, hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of the limitation of all future owners in said subdivision, or present owners consenting thereto by their signatures being affixed thereto.

1. No lot shall be used except for single family residential purposes.

No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(a) Provided, further, a business office, or a home-type business, such as a beauty shop, may be located in the dwelling without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.

2. No permanent dwelling shall be erected on the premises having less than a total square foot area of 1,000 feet.

3. No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. No livestock shall be kept on the lands.

5. No lot shall be used or maintained as a dumping ground for rubbish.

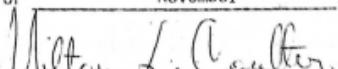
Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage of such material shall be kept clean and sanitary.

6. The premises shall, at all times, be maintained in a neat and orderly fashion by the owners.

7. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 30 years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to the change of said covenants in whole or in part.

8. Enforcement shall be by the proceedings at law or in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

DATED this Fifteenth day of November, 1976.


Milton L. Coulter

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 15th day of November, 1976, as to Milton L. Coulter.




Notary Public