

**962999**

## Covenants for the Glennview Subdivision

*Glennview Subdivision Section 3 Township 43 North, Range 72 West*

WHEREAS, the undersigned are the Owners of certain real property located in Campbell County, Wyoming and described as: *Section 3 Township 43 North, Range 72 West*, and described on the attached map; and,

WHEREAS, the undersigned wish to provide for the use, enjoyment and development of the Property as well as to maintain the values of the Property and improvements located and to protect the Owners, their heirs, successors and assigns from the offensive activities of other Owners; and,

WHEREAS, IT IS SPECIFICALLY INTENDED that the Covenants, Conditions and Restrictions shall constitute Covenants, Conditions and Restrictions that shall run with the Property and be binding on all current and future Owners of the Property, as well as all assigns and successors of current and future Owners.

### **DEFINITIONS**

**1:** "Association" shall mean and refer to Glenview Homeowners Association, its successors and assigns.

**2:** "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

3: "Properties" shall mean and refer to the real property described in the Declaration of Covenants, Conditions, and Restrictions for Phase I as well as any additions to the property that may be brought within the jurisdiction of the Association.

4: "DECLARANT" shall mean and refer to Mickey Glenn dba Mickey Glenn Construction.

5: "Member" shall mean and refer to every person or entity that holds membership in the Association. The voting rights of the members are described in the Bylaws of the Homeowner's Association.

6: "Lot" shall mean or refer to any Lot upon which a single family has been or is to be constructed.

7: The term "covenants", shall mean and refer collectively to the covenants, conditions, restrictions, reservations, easements, liens and charges imposed by or expressed in this DECLARATION.

8: The term "Board of Directors" or "Board," shall mean and refer to the duly elected Board of Directors of the Association. The board may only act by a majority vote of the quorum.

9: A quorum of the board of directors shall be a simple majority of the existing board members at the time of any action by the board.

**Section 1:** Single family residents: All lots covered by these covenants shall be used for one home within 15 years or newer from the year 2011. Any difference must be approved by Mickey Glenn, Owner. One residence per one lot.

**Section 2:** Residence must have a foundation that complies with the minimum or FHA foundation standards or above.

**Section 3:** Home must be a manufactured, modular, or stick built home with a minimum of 1188 square feet.

**Section 4:** Home must be set on the lot to accommodate for the minimum of a 12x20 garage.

**Section 5:** Each lot needs to have a parking pad with a minimum of 12x20 in size, made of an all weather surface: i.e. Concrete or Asphalt.

**Section 6:** Landscaping must be completed within 6 months of occupancy. This shall include, but not limit to grass, trees, shrubs, flowers, etc. No dead or diseased trees (standing or cut), shall be allowed on any lot. Each owner shall maintain the landscaping, trees, and shrubs on their own property. Clothes lines are to be kept out of as much public view as possible. No debris shall be accumulated on the premises.

**Section 7:** All vehicles and recreational equipment, including, but not limited to boats, motor homes, trailers, campers, recreational vehicles, motorcycles, snowmobiles, and jet skies, shall be kept out of public view or stored in an offsite storage facility. This excludes automobiles and pick-ups in normal operating condition used on a daily basis. No rebuilding, refinishing, or major repairs of motor vehicles shall be permitted outside a garage or other enclosed structure, except for occasional minor repairs and maintenance; provided that such repairs must be completed with 36 hours. No materials and/or products used in such repairs are to be dumped on premises, and all spills are to be cleaned up with the appropriate products as to limit any accidental poisonings or environmental damage. No automobile shall be parked or left on any portion of a lot. Vehicles parked inside of a garage or other enclosed structures are allowed. All automobiles must be in operating condition with valid and current registration.

**Section 8:** All trailers (rv, boat, atv, or any other) should not be parked on the street for more than 24 hours.

**Section 9:** The exterior of every building shall be composed of one or any combination of natural wood, haryplank, canexel, stucco, colorlok, or other material of similar or compatible appearances of stone, brick, or brick veneers. All exterior surfaces shall be painted or stained in earth tone shades of white, brown, tan, beige, green, gray, taupe or other muted colors of yellow, blue, or red. No neon colors will be permitted on the outside of any dwelling on the property. All structures placed or built on the home site are to be of similar material to the primary residence. Each dwelling is required to display house numbers of at least three inches in height and of contrasting color of the residence and placed on the street side of the dwelling.

**Section 10:** No lot splits: No lots shall be split or subdivided.

**Section 11:** No construction shall be set closer than 30 ft in the front, and 15 ft on the sides and rear of the property line.

**Section 12:** Livestock is limited to a total of three head (not per species). Fowl/rabbits to be limited to no more than six per lot (not per species). All animals and livestock must be contained to the lot and are the owner's complete and total responsibility. Owners will be responsible for all cost of caring, housing, or any damage incurred by their animals and livestock.

**Section 13:** Domesticated dogs and cats shall not exceed three in any combination. All residing animals shall be current on vaccinations and licensing per the county requirements.

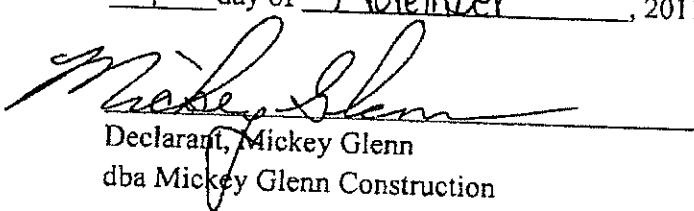
**Section 14:** Road maintenance is owner's responsibility from main road to their homes. Home owner association is responsible for the main road maintenance.

**Section 15:** All water and sewer will be owners responsibly to tie into main water and sewer lines. Maintenance for these lines is also owner's responsibility.

*Home owner will be responsible for any and all legal costs the owner may incur while enforcing above stated covenants. All water is to be through Wright Water & Sewer district and the home owner is responsible for all taps and hook-up fees. All electricity is through Powder River Energy.*

IN WITNESS WHEREOF, the undersigned, Declarant, has hereunto set his hands this

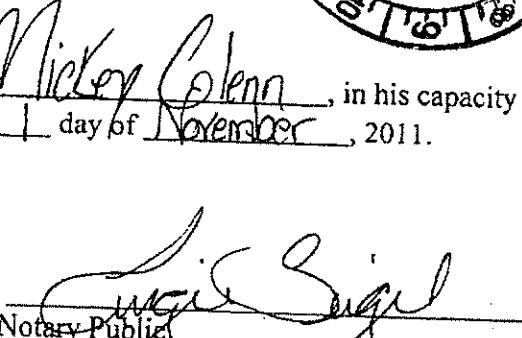
1 day of November, 2011.

  
Declarant, Mickey Glenn  
dba Mickey Glenn Construction



Subscribed and sworn to before me by Mickey Glenn, in his capacity of  
Owner, Declarant, on this 1 day of November, 2011.

WITNESS my hand and official seal.  
Angie Siegel - Notary Public  
County of Campbell  
State of Wyoming  
My Commission Expires 4-6-2016

  
Notary Public

My commission expires: 962999 Recorded on 11/03/2011 at 8:08:00

Book 2666 of PHOTOS  
Susan F. Saunders, Campbell County Clerk

Fee 17.00  
Pages 205 to 208  
by: A. SNIDER

45-2015

RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

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971571 Book 2718 of PHOTOS

Page 00213

**971571 FIRST AMENDMENT TO THE  
COVENANTS FOR THE GLENNVIEW SUBDIVISION**

This document sets forth the First Amendment to the Covenants for the Glennview Subdivision.

**RECITALS**

**WHEREAS**, the Covenants for the Glennview Subdivision ("Covenants") were recorded on November 3, 2011, in Book 2666 of Photos, Pages 205 to 208 with the Campbell County Clerk, Gillette, Wyoming; and,

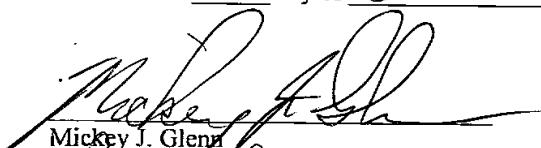
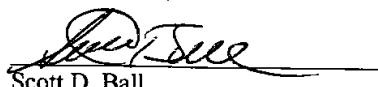
**WHEREAS**, as a result of changes in ownership of the properties in Glennview Subdivision and the need to provide for an orderly method of amending the Covenants in order to allow the owners to manage the property it is necessary to amend the current Covenants

The Covenants shall be amended to provide and add the following:

**Section 10:** It shall be permissible to split or subdivide Lot 3 of the subdivision. All costs associated with a split or subdivision of Lot 3 shall be borne by the owner of Lot 3.

**Section 16:** At any time the original Covenants for Glennview Subdivision or any Amendment thereto may be changed by either a document signed by a majority of the owners of lots in the subdivision or by a vote a majority of a quorum at a meeting called for the purpose of amending the Covenants or Amendments thereto. The document signed by a majority of lot owners or a resolution reflecting the amendment adopted at a meeting of the lot owners shall be recorded in the Office of the Campbell County Clerk, Campbell County, Wyoming. For purposes of a meeting of the property owners called for any purpose, a quorum shall be present if 25% of the owners of the property within the subdivision are present in person or by proxy. One vote shall be allowed per lot notwithstanding the number of owners of a lot.

DATED this 25 day of June, 2012.

  
Mickey J. Glenn  
Scott D. Ball  
Brandi Beecher

