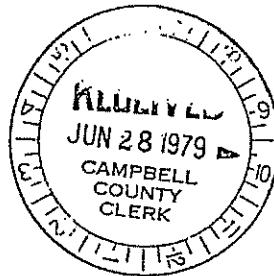


459839

RESTRICTIVE COVENANTS  
for  
SILVER HILLS SUBDIVISION  
Campbell County, Wyoming  
Lots 1-35, as recorded  
Campbell County, Wyoming



State of Wyoming )  
). ss.  
County of Campbell)

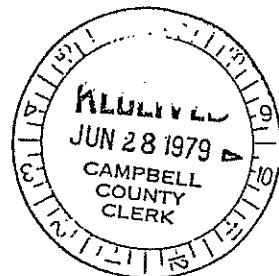
Cedar Hills Land Co. asserts that it is a fundamental right of free men to own property and do with it as they wish, without infringing upon the rights and liberties of others. Therefore, Cedar Hills Land Co. makes only the following restrictions to preserve the quality country living on Silver Hills Subdivision.

1. No more than one (1) residence for living purposes may be located on any Lot, whether constructed homes or mobile homes or combination of these types of homes.
2. The property shall not be used for any purpose that would result in the pollution of any waterway which flows through or nearby said property, being refuse, sewage, or other material that might tend to pollute the waters thereof or otherwise impair the ecological balance or beauty of the surrounding lands.
3. In the event any owner or resident upon said property shall maintain livestock or pets, said owner shall be responsible for constructing such a fence as will restrain and keep all livestock and pets on his own property. Fences are the responsibility of adjoining owners, as regulated by the laws of the State of Wyoming.
4. All garbage and trash and other debris of any type or nature shall be promptly hauled off the premises and not allowed to accumulate. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage and other wastes. Trash, garbage and other wastes shall be kept in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
5. Salvage yards shall be permitted on Lots 1-8 and shall be fenced in its entirety with a nontransparent material to a height of eight (8) feet.
6. No residence erected or placed upon any of said Lots shall be erected, maintained, or located nearer to any boundary than twenty (20) feet. There is specifically reserved adjacent to each lot line, not a street boundary, a strip ten (10) feet in width as an easement for utility lines (water, sewer, and power), that no building or structure shall be placed thereon.
7. All septic tanks and their placement and construction are the responsibility of the landowner and are to be at least fifty (50) feet from adjoining properties.
8. All sewage disposal systems shall be of such type and construction so as to prevent all dissemination of wastes above ground and prevent the emanation of odor.
9. Livestock may be kept on property. However, no more than three (3) hogs may be kept on any property. No commercial feedlots permitted. In order to prevent overgrazing, livestock shall be kept in a small corral or enclosure not to exceed twenty per cent (20%) of the Lot size and only allowed for occasionally grazing in remaining grass area owned and fenced by the owner.
10. All mobile homes shall be skirted within six (6) weeks of occupancy.
11. Further subdivision of any Lot shall not be allowed.
12. Drainage culverts are required in road approaches if any drainage prevails and shall not be less than fourteen (14) inches in diameter.
13. The erection of a church facility along with a separate building for a parsonage shall be an acceptable use for any Lot.
14. No right-of-way for any purpose shall be given to an adjacent property, excepting Lot #38, which has been reserved as an access road, and Lots #8 and #20. The obtaining and use of a right-of-way for any purpose, including a roadway, shall be subject to negotiation and purchase from owner of Lot.



463015 Re Recorded.  
459833

Re-recorded Book 477 of Photos, Page 481  
Book 471 of Photos, Page 255.



RESTRICTIVE COVENANTS  
for  
SILVER HILLS SUBDIVISION  
Campbell County, Wyoming  
Lots 1-35, as recorded  
Campbell County, Wyoming  
State of Wyoming )  
) ss.  
County of Campbell)

Cedar Hills Land Co. asserts that it is a fundamental right of free men to own property and do with it as they wish, without infringing upon the rights and liberties of others. Therefore, Cedar Hills Land Co. makes only the following restrictions to preserve the quality country living on Silver Hills Subdivision.

7/5/79 20 three 38  
Amend

1. No more than one (1) residence for living purposes may be located on any Lot, whether constructed homes or mobile homes or combination of these types of homes.
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STATE OF WYOMING } ss.

Campbell County } ss.

Filed for record this 23rd day of August A.D. 1979 at 9:00 o'clock A.M. and recorded in Book 477  
of Photos on page 481 Fees \$ 6.00 463015 Re Recorded

County Clerk: *Virginia Addison* REC'D *Virginia Addison* ABSTRACTED *Virginia Addison* By *Northey, Ogle*

Re-recorded Book 477 of Photos, Page 482

15. No business selling any form of alcoholic beverage shall ever be conducted on any property.
16. Cedar Hills Land Co. shall not be liable for construction for utilities. Persons making such installations shall be responsible for such construction and shall assume liability.
17. No more than one (1) unlicensed automobile or truck shall be allowed on any property at any time unless fenced as a salvage yard on a Lot designated for salvage yards or stored inside.
18. No business activity shall be conducted which creates any odor, dust, or noise which is a nuisance to any other property owner or occupants within said subdivision.
19. Invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
20. These restrictions and covenants may be amended or altered at any time upon the approval of the owner or owners of seventy five per cent (75%) land units.
21. The term of these Restrictive Covenants shall be for a period of twenty (20) years from the date hereof, and said Restrictive Covenants shall automatically be renewed for an additional period of twenty (20) years, and thereafter said Restrictive Covenants shall be renewed for an additional term of twenty (20) years unless those persons owning two-thirds (2/3) of the land within the Cedar Hills Land Co. shall file an appropriate instrument prior to the expiration of any twenty (20) year term, either amending or otherwise changing said Restrictive Covenants.
22. For a violation or breach of any of these covenants or restrictions by any person claiming by, through, or under the Silver Hills Subdivision, or by virtue of any judicial proceedings, the subdivider, and the Lot owners, or any of them, severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to promptly enforce any of the covenants and restrictions shall not bar their enforcement. Should it become necessary for subdivider or any Lot owner or owners to take legal action for the enforcement of these covenants and restrictions, the party so violating the covenants and restrictions shall be liable for all attorney fees and costs.

## STATE OF WYOMING )

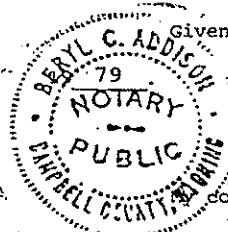
Campbell County ) ss. 458839  
 Filed for record this 28th day of June  
 A.D. 1979 at 9:36 o'clock A.M. and recorded in Book 471, Photos RECORDED  
 on page 255. Fees \$ 6.00 ABSTRACTED  
Sylvia E. Addison CHECKED  
 County Clerk and Ex-Officio Register of Deeds  
 By Joyce Nelson Date  
 Deputy

STATE OF WYOMING )  
 ) ss.  
 County of Campbell)

On this 19th day of June, 1979, before me personally appeared R.A. Mader and K.F. Mader, to me personally known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Given under my hand and Notarial Seal this 19th day of June

Beryl C. Addison  
 Notary Public



commission expires 8-20-79

State Of Wyoming Campbe 11 County Vivian E. Addison Clerk Filed for Record this 7th Nov 1983 Book 715 Of Photos, Page 38  
4:36 P.M. Fees AMENDMENT TO RESTRICTIVE COVENANTS  
\$4.50 FOR

SILVER HILLS SUBDIVISION

**538011**

COMES NOW the undersigned being owners of land within Silver Hills Subdivision, hereby state and say as follows:

WHEREAS, an instrument entitled "Restrictive Covenants for Silver Hills Subdivision" was duly recorded in the office of the County Clerk, Campbell County, Wyoming, in Book 477 of Photos on Page 481 thereof, which said instrument covered Tracts 1-35 of Silver Hills Subdivision.

THEREFORE, the undersigned owners of Silver Hills Subdivision, do hereby amend the Restrictive Covenants as above described by amending Paragraph No. 1 (one) which said paragraph shall be as follows:

1. No more than two (2) residences for living purposes may be located on any Lot, whether constructed homes or mobile homes or combination of these types of homes.

SAID Restrictive Covenants are in all other respects hereby ratified, approved and confirmed.

DATED this 13 day of July, 1983.

Lot #3, 10, 16, 18, 19, 20, 34, 35

Kelly F. Mader

Kelly F. Mader - Freedom Hills  
Subdivision

The foregoing instrument was acknowledged before me by KELLY F. MADER, FREEDOM HILLS SUBDIVISION this 13 day of July 1983. Witness my hand and official seal.

Peace M. Cawston  
Notary Public

My Commission Expires: 7-20-87

Lot #5

Kelly F. Mader

Kelly F. Mader - Cedar Hills Land Co.

The foregoing instrument was acknowledged before me by KELLY F. MADER of CEDAR HILLS LAND COMPANY this 13 day of July 1983. Witness my hand and official seal.

Peace M. Cawston  
Notary Public

My Commission Expires: 7-20-87

Lot #23

Kelly F. Mader

Kelly F. Mader - Silver Hills

The foregoing instrument was acknowledged before me by KELLY F. MADER this 13 day of July 1983. Witness my hand and official seal.

Peace M. Cawston  
Notary Public

My Commission Expires: 7-20-87