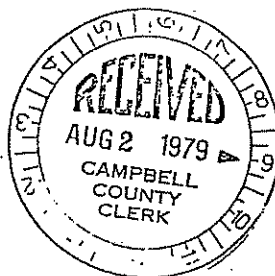


461745

RESTRICTIVE COVENANTS
for
CEDAR HILLS SUBDIVISION
Campbell County, Wyoming
Lots 1-71, 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 Cedar Hills Subdivision.

1. No building whatever, except a private single family dwelling with the necessary out buildings which shall be limited to a private garage, and livestock shelter or barn, shall be erected, placed, or permitted on the premises, and said premises shall be used as a private residence only.
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. No junkyards shall be maintained on any property, and 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. No more than one (1) unlicensed automobile or truck shall be allowed on any one property at any time unless stored inside. Storage of farm equipment used only on land owned within Cedar Hills Subdivision shall be allowed.
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. 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.
8. 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.
9. Drainage culverts are required in road approaches if any drainage prevails and shall not be less than fourteen (14) inches in diameter.
10. All mobile homes shall be skirted within six (6) weeks of occupancy.
11. No business enterprise shall be conducted on any Lot of Cedar Hills Subdivision except that which may reasonably be conducted from within the home.
12. Further subdivision of any Lot shall not be allowed.
13. 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.
14. The erection of a church facility along with a separate building for a parsonage shall be an acceptable use for any Lot.

15. No right-of-way for any purpose shall be given to an adjacent property, excepting Lots #40 and #44, which may be used for right-of-way purposes. 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.
16. Lot #58, consisting of 4.79 acres, has been set aside and specifically dedicated as a park area.
17. 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.
18. 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.
19. No business selling any form of alcoholic beverage shall ever be conducted on any property.
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 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 Cedar 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) ss. 461745

Campbell County

Filed for record this 2nd day of Aug

A. D. 19 79 at 9:18 o'clock A. M. and re-

corded in Book 475 of Photos RECORDED

on page 216 Fees \$ 6.75 INDEXED

Verified E. Addison CHECKED

County Clerk and Ex-Officio Register of Deeds

By: Jacklyn M. Nelson

Deputy

CEDAR HILLS LAND CO.

R.A. Mader

R.A. Mader, President

K.F. Mader

K.F. Mader, Secretary

June 19, 1979

Date

STATE OF WYOMING)

) ss.

County of Campbell

On this 19th day of June

19 79, before me personally

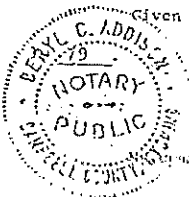
appeared R.A. Mader and K.F. Mader

to me personally known to be the persons 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



E. Addison
Notary Public

6-20-79