

RESTRICTIVE COVENANTS

The undersigned, Jimmy L. Anderson and Carol Anderson, husband and wife, being the fee owners of a portion of the following described real property: NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 50 North, Range 72 West of the 6th P.M., Campbell County, Wyoming hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the said subdivision may be put, hereby specify that 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 and 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 residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single or dual family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.
  - (a) Provided, however, that apartment houses or multiple family dwellings may be constructed in the area.
  - (b) Provided, further, a business office, or a hometype business, such as a beauty shop, may be located in a dwelling or attached thereto, without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.
  - (c) That any tract or lot may also have a barn or structure for the care of livestock, so long as the same is built and maintained in a manner to conform to the other construction on the tract or lot and not depreciate the use or value of the other property in the area.
2. No store, shop, repair shop, storage or repair garage, restaurant, dance hall, or other public place of amusement or any similar business of commercial enterprise shall be carried on or conducted upon any of the lots or tracts in said addition.
3. No trailer, basement, tent, shack, garage, barn or other out building erected on any lot or tract in the addition shall at any time be used as a residence permanently, nor shall any structure of a temporary character be used as a residence.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. All construction shall be new.
6. No dwelling shall be permitted on any lot at a cost of less than \$25,000. The ground, for area of the main structure exclusive of one story open porches and garages, shall not be less than 1,000 square feet for a one story dwelling.
7. No building shall be located on any lot nearer than 100 feet to the front lot line, nor nearer than 25 feet to any side street line.
  - (a) No building shall be located nearer than five feet to an interior line. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot lines.
  - (b) For the purpose of this covenant, the steps, eaves and open porches shall not be considered as a part of a building, provided, however, that they shall not be constructed to permit any portion of a building on a lot to encroach upon another lot.

8. No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum building setback line, nor shall any dwelling be erected or placed on a lot having an area of less than 7,000 square feet.
9. Any livestock, poultry or other animals shall be kept in an area which adequately fenced will keep the same within the owners area, and the premises must be kept in a clean and sanitary condition, so as to not be offensive to adjoining owners.
10. 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 or disposal of such material shall be kept clean and sanitary.
11. No individual sewage disposal system shall be permitted on any lot, unless such system has been designed, located and constructed in accordance with the requirements, standards and recommendations of the Wyoming Public Health Department.
12. 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 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 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.
13. Enforcement shall be by the proceedings at law or inequity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

Dated this 4<sup>th</sup> day of Oct., 1973.

STATE OF WYOMING

Campbell County } ss.

Filed for record this 4th day of October

A. D. 1973 at 2:12 o'clock P. M. and re-

corded in Book 278 of Photos

on page 440 Fees \$ 3.00

Ernestine D. Hayden

County Clerk and Ex-Officio Register of Deeds

By Jeanette Faust .

Deputy

STATE OF WYOMING )

RECORDED ✓

County of Campbell ) ss.

ABSTRACTED ✓

INDEXED ✓

CHECKED ✓

Jimmy L. Anderson

Carol Anderson

Carol Anderson

The foregoing instrument was acknowledged by Jimmy L. Anderson and Carol Anderson, this 4<sup>th</sup> day of Oct., 1973,  
Witness my hand and official seal.

Darrell Coulter  
Notary Public

My commission is valid for one year  
MY COMMISSION EXPIRES

