

RESTRICTIVE COVENANTS

**556204**

1. Whereas, the undersigned, being the owner of certain real property, Township 50 North, Range 71 West, 6th P.M., Section 14: NE $\frac{1}{4}$  SW $\frac{1}{4}$ , in Campbell County, Wyoming, and

WHEREAS said owner desires to place certain restrictive covenants on said property and adjoining property, it is specifically intended that such limitations and restrictions shall constitute COVENANTS that shall be binding upon all future owners as well as all assigns and successors. These restrictions and limitations are intended for the purpose of keeping and maintaining desirable use of property and adjoining property, and to protect owners from offensive activities of their neighbors.

2. TRASH COLLECTION: All rubbish, trash, and garbage shall be regularly removed from the properties, and shall not be allowed to accumulate thereon.
3. NOISE ABATEMENT: No owner shall cause or permit any person, machine or device to emit loud noises, other than equipment being used at reasonable hours for construction purposes of and for benefit of their own property, that unreasonably offends the peace and quiet of neighboring properties' occupants.
4. POLLUTION: 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. No natural drainage of waters shall be interfered with if such interference causes diversion of portions of same to flow onto adjoining properties.

5. SKIRTING: Any mobile home on premises shall be skirted within six (6) months of occupancy.
6. TRASH, DEBRIS, GARBAGE: 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.
7. NO SALVAGE YARDS, COMMERCIAL FEED LOTS NOR DAIRIES shall be permitted.
8. LIVESTOCK AND PETS: 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 same on his own property. EXCEPTION: No pigs allowed.
9. No more than one (1) unlicensed automobile or truck shall be allowed on any one property at any time unless stored inside a building out of view.
10. NO BUILDING shall be located nearer than ten (10) feet to property line or adjoining roadways unless for storage purposes, and then no nearer than five (5) feet.

11. NO INDIVIDUAL SEWAGE disposal system shall be permitted unless such system be constructed in accordance with requirements of the State and County Regulations.
12. SEVERABILITY: Invalidation of any one or more of the covenants or conditions hereof, shall not affect in any manner the other provisions hereof, which shall remain in full force and effect.
13. DURATION: It is expressly understood and agreed that these Covenants are to run with the land and shall be binding on all parties and their successors for a period of five (5) years from May 1, 1982, after which time said covenants shall automatically be extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the subject lands has been recorded agreeing to change said Covenants in whole or part.
14. BUSINESS ACTIVITY: No business activity shall be conducted which creates any odor, dust, or noise which is a nuisance to any other property owner or occupants.
15. VIOLATIONS: Should it become necessary 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.
16. ROADS: Each owner of a lot or lots shall maintain in good condition all roads dedicated by the official plat of said subdivision as a public road that are

immediately adjacent to the lot owner's property, or pass through the property, regardless of destination or purpose.

17. COMMON EASEMENTS: Easement 33' each side of parcel boundary for road or utilities shall be dedicated to common use to serve the above described land. Said easement is not generally dedicated to public use but owner of the tract so burdened may dedicate to public use at any time, a parcel of land, 40 acres more or less known as a 1/4 section.

18. MUTUAL MAINTENANCE: Each owner shall share pro-rate, i.e., constructing a legal fence if wanted by any adjoining owner. If any owner shall keep animals he shall keep fences in such condition as to prevent those animals from roaming upon the lands of others.

ATED this 30 day of September 1983.

WEST FOURTH STREET ASSOCIATES

BY:

John M. Daly  
Power of Attorney for West 4th Street  
and Associates.

STATE OF WYOMING } SS



County of Campbell



The above foregoing instrument was sworn to before me by Mildred S. Rowland this 30 day of September 1983, and John M. Daly, who has power of attorney for West Fourth Street Associates.

Witnessed John M. Daly and official seal.



Notary Public

My Commission Expires:

STATE OF WYOMING }  
Campbell County }  
Filed for record this 28th day of Nov 84 at 2:32 o'clock PM and recorded in Book 780  
Photos 662 on page 10.25 556204  
County Clerk and Ex Officio Register of Deeds Jacklyn Milam  
RECORDED ✓  
ABSTRACTED ✓  
INDEXED ✓  
CHECKED ✓  
By Deputy Jacklyn Milam