



First American Title™

These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

EVETS ACRES
Protective Covenants and Deed Restrictions

The land referred to in these protective covenants and deed restrictions is described as follows: Lots 1 and 2, Evets Acres, Albany County, Wyoming, according to the Plat thereof recorded April 30, 2007, as Document No. 2007-2698, Record of Albany County, Wyoming.

1. **PURPOSE.** It is the purpose and intent of these covenants to protect and enhance the value and attractiveness of and promote the harmonious use of the subject parcels for agricultural, recreational and residential purpose.

2. **LAND USE AND BUILDING TYPE.** No building shall be erected, placed or permitted to remain on any lot or sub lot except a stick built single-family dwelling with a private attached or unattached garage, unattached pump house, non-residential outbuildings and structures such as a private workshop, barn, stable, or corral for use specifically in connection with the care of livestock permitted under these covenants. No outbuilding larger than 4000 square feet will be allowed on any lot.

3. **STRUCTURE SIZE AND QUALITY.** No dwelling of the trailer house, mobile home or modular type (manufactured or built at one site and delivered to and assembled upon a permanent foundation) will be permitted. No family dwelling shall be permitted on any lot where the ground floor area of the structure, exclusive of awnings, cornices, canopies, porches and garages, is less than 1,250 square feet in the case of a one story structure, or less than 1,000 square feet for the ground floor in the case of a dwelling which is more than one story. In the case of a split level house, the lower floor of which is not over twenty-four (24) inches below the finished grade, and where there is less than a story height difference in levels shall be considered as the ground floor area. A split-level house of three (levels with on (1) level directly above another shall be considered as a structure of more than one (1) story. No dwelling shall exceed thirty (30') feet in height. No building, outbuilding or structure of any kind that has been used in another location shall be moved on to any lot. No building, outbuilding or structure of any kind shall be constructed or partially constructed from previously used materials, where such material is exposed after the building or structure is completed, except for used brick or stone.

A water or sewer facility constructed or installed by an owner on any lot shall strictly comply with all building codes and health department regulations of Albany County, Wyoming, or such other governmental entity as may have jurisdiction over the lot.

No permitted dwelling or accessory building or structure shall be located closer than fifty (50) feet from any boundary line of any lot or sub lot or as to interfere with any right-of-way easement. There shall be a right-of-way easement thirty (30) feet in each direction from the center line of all access roads. There shall be a twenty (20) foot utility easement adjacent to and parallel with all road right-of-ways, lot lines, and section lines. There shall be utility guying easements on all lots required by the appropriate utility companies.

4. **TEMPORARY RESIDENCE.** No mobile home, pickup camper, camper trailer, or motor home or structure of a temporary character such as a basement, or accessory building shall be occupied as a residence.

5. **FENCES.** Fences may be constructed on the exterior boundary of the lots provided. New or like new material must be used in the construction of all fences. No railroad ties shall be used in the construction of fences.

6. **LIVESTOCK AND ANIMAL CONTROL.** Lots may be used for the grazing and production of livestock such as but not limited to, cattle, horses, goats and sheep. Livestock shall be properly cared for with adequate maintenance, food, water and shelter. The owner shall fence the lot prior to the time livestock are allowed on the lot.

No domestic animal, including, but not limited to, dogs, cattle, horses, goats and sheep, may be allowed at any time to run free, roam at large, or leave the confines of the owners' lot.

7. **REFUSE, RUBBISH AND SOLID WASTE DISPOSAL.** Rubbish, refuse, garbage, and other solid waste will be kept within covered containers, shall not be allowed to accumulate on a lot, and shall be disposed of in a sanitary dumping ground for such materials. All containers shall be kept in a neat, clean, sanitary condition. No trash, litter, or junk shall be permitted to remain exposed upon a lot and shall not be visible from public or access roads, adjoining or nearby lots. No part of the lot shall be used as a dumping grounds, landfill, or for the accumulation of solid waste. No hazardous or toxic waste may be disposed of on any lot.

8. **WELLS AND SEWAGE.** All wells shall be completed according to current state and county standards, and in addition shall be cemented to the top of the first aquifer. Wells shall be permitted as domestic wells. All sewage facilities shall be constructed within the permitted dwelling and shall be connected to outside sewage disposal systems which must be permitted and conform to the standards established by the State of Wyoming. The owner/installer must provide an affidavit stating compliance and results of percolation tests.

9. **NUISANCE.** No obnoxious or offensive activity shall be allowed. No industrial development or mining of limestone is allowed. Ungaraged, unlicensed, inoperative automobiles, machines, or other equipment shall not remain on the lot for more than ninety (90) days.

A home occupation shall be considered as an allowed accessory use provided the home occupation is subject to the following limitations:

(a) The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the character thereof;

(b) There shall be no exterior advertising or other display;

(c) The use shall be conducted and carried on by the inhabitants living there with no more than two employees.

(d) There shall be no exterior storage on the premises of material or equipment used as part of the home occupation;

(e) A home occupation shall be operated primarily within an enclosed building that traffic and traffic hazards are minimized, that lights are directed away from adjoining residences.

10. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Witness our hands this 5th day of October, 2007.

Laurn W. Wilhelm
Laurn W. Wilhelm

Eloise D. Wilhelm
Eloise D. Wilhelm

State of **Wyoming** }
 }ss.
County of **Albany** }

The foregoing instrument was acknowledged before me this 5th day of
October, 2007.

Witness my hand and official seal.

My commission expires: June 1, 2008

Tina L. Cachelin
Notary Public

