



First American Title™

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**PROTECTIVE COVENANTS**

T2674

Protective covenants covering Harmony Ridge

It is distinctly covenanted and agreed that all the covenants and agreements hereafter set forth shall be held to run with and bind the land hereby conveyed and all subsequent owners and occupants thereof.

1. It is understood that there are no sewage disposal systems and when any residence is constructed, the owner will concurrently construct a wastewater system designed and permitted according to the requirements of Albany County and the Wyoming Department of Environmental Quality.
2. Homeowners shall be responsible for road construction and maintenance.
3. Residences, garages, or other outbuildings, when once commenced must be finished (enclosed) within a period of 18 months from the date thereof
4. Any residence constructed on property herein shall be not less than 1,200 square feet of floor area, above grade.
5. The family dwelling and all outbuildings to be used in conjunction therewith shall be constructed in a good and workmanlike manner.
6. No trash, junk, lumber piles, except for during construction, uncovered non-running automobiles, or other unsightly objects shall be permitted to remain on the property herein; and the entire environment shall be kept in a neat and orderly manner.
7. No residential building shall be erected, altered, placed, or permitted to remain on any site other than one single-family dwelling. No single-wide mobile homes are permitted as permanent dwellings.
8. There is one water-carrying ditch that meanders through tract numbers, 1, 2, 3, 4, and 5 of Harmony Ridge. It is obvious that this ditch has been for many years past and is presently being used to supply water beyond the boundaries of Harmony Ridge. This usage of said ditch shall continue without impairment of any nature. This easement shall be a part of and run with the land for the benefit of present users, their heirs, and assignees.
9. Carbon Power & Light, the telephone company, and natural gas company are herein granted right-of-way easements along the easement on the "lot" lines as shown on the Certified Survey Map of Harmony Ridge filed October 3, 2000 as Document No. 2000 6307.
10. A 60 foot road easement along the South 60 feet of Tract, 1, the West 60 feet of the South 630 feet of Tract 2 and the South 60 feet of Tracts 2, 3, and 4 shall provide un-gated access to the Tracts as shown on the Certified Survey Map of Harmony Ridge filed October 3, 2000 as Document No. 2000 6307.
11. Animals will be permitted providing they are confined to their owner's property. Commercial hog operations will not be allowed with the exception of 4-H projects.
12. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in force and effect.

THIS DOCUMENT IS RECORDED BY  
POWELL TITLE & ESCROW, INC.



FILE DATE: 10/05/2000 FILE TIME: 09:12  
ALBANY COUNTY, WY, JACKIE R GONZALES

COUNTY CLERK PAGE #: 0001 OF 0002  
DOC #: 2000 6327 \*\*

WITNESS our hands this 4th day of October, 2000

[Signature]  
K.F. GILLETT

[Signature]  
FRAN E. GILLETT

STATE OF WYOMING )  
                                  )ss.  
COUNTY OF ALBANY )

The foregoing instrument was acknowledged before me by K.F. GILLETT and FRAN E. GILLETT on this 4th day of October, 2000.

Witness my hand and official seal.  
TAMMY J. POWELL - NOTARY PUBLIC  
County of Albany State of Wyoming  
My Commission Expires Sept 11, 2003

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

FILE DATE: 10/05/2000 FILE TIME: 09:12 PAGE #: 0002 OF 0002  
ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 2000 6327

