



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.

NOTICE OF RESTRICTIVE AND PROTECTIVE COVENANTS
FOR SOUTH KNOLL SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That Dearinger Realty & Insurance, Inc., a Wyoming corporation, being the owner of all the lots in South Knoll Subdivision as shown on the plat thereof on file in the office of the County Clerk of Albany County, Wyoming, does hereby declare that the following restrictions and protective covenants shall apply to all lots within said subdivision and shall run with the land and shall be binding upon all owners and occupants thereof until July 1, 1984, and thereafter unless and until the owners of a majority of the lots in said subdivision file written modification, alteration or revocation thereof:

1. No building or mobile home shall be located nearer than 25 feet from any lot line.
2. All buildings constructed on any lot shall be of new material. No existing building shall be moved onto any lot without the prior written consent of Dearinger Realty & Insurance, Inc., or a committee designated by it. This paragraph shall not be construed to apply to structures of the type known as mobile homes.
3. No cattle, pigs, sheep, goats or other animals may be kept on any lot except horses and household pets.
4. If any permitted animals are kept on any lot, a fence must be installed to prevent the animals from straying to adjoining property.
5. No dog kennels shall be permitted on any lot for the purpose of raising or keeping dogs for sale or hire.

6. No unlicensed vehicle or heavy construction type vehicles or equipment shall be parked or stored within the subdivision.

7. All toilet and bath facilities shall be constructed within the residence structures and connected with outside septic tanks or cesspools until such time as a sewer system shall be installed and maintained.

8. No activity of an illegal or nuisance nature shall be engaged in upon any lot at any time. No noxious or offensive trade or 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.

9. Surface irrigation will not be indulged in to the extent that the irrigation results in overflowing onto adjacent property owners without the approval of the adjacent property owners.

10. In the event of any violation or attempt to violate any of these covenants, it shall be lawful for any person or persons owning real property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant and either to prevent him or them from so doing or to recover damages for such violation, or both.

11. Invalidation of any one or more of these covenants by judgment or court order shall not affect any other provisions.

IN WITNESS WHEREOF, Dearinger Realty & Insurance, Inc., has caused this instrument to be executed by its duly authorized

officers this 27th day of August, 1969.

DEARINGER REALTY & INSURANCE, INC.,
a Wyoming corporation

By: *Alan H. DeAringer*
President

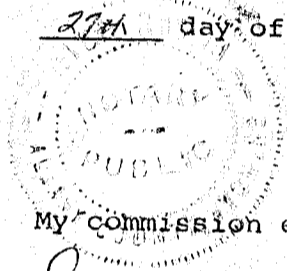
Attest:

Alan H. DeAringer
Secretary

State of Wyoming)
) ss.
County of Albany)

The foregoing instrument was acknowledged before me this

27th day of August, 1969.



Alan H. DeAringer
Notary Public

My commission expires:

June 5, 1970

*DeAringer Realty
& Insurance
Box 66
Laramie, Wyo.
\$4.00 Pd.*