



First American Title™

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PROTECTIVE COVENANTS

Protective covenants covering JELM MOUNTAIN RANCHETTES

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 1,000 square feet of floor area.
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, junk 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. Property herein conveyed (Lots 1, 2, 3, 4, and 5 of Jelm Mountain Ranchettes) shall not be sub-divided, or in any wise conveyed except in its entirety.
8. No residential building shall be erected, altered, placed, or permitted to remain on any site other than one single-family dwelling. No mobile homes or trailerhouses are permitted as permanent dwellings.
9. There are several water-carrying ditches that meander through tracts Numbers 1, 2, 3, 4, and 5 of Jelm Mountain Ranchettes. It is obvious that these ditches have been for many years past and are presently being used to supply water beyond the boundaries of Jelm Mountain Ranchettes. This usage of said ditches 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.
10. All lots shown will be served by a single access to Highway 230 as shown and no additional access points onto the Highway will be provided.
11. Carbon Power and Light is hereby granted right-of-way easements along lot lines.
12. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Edulyn Bovee

James Bovee

STATE of Wyoming SS
COUNTY of Albany

The foregoing instrument was acknowledged before me this 16th day of June 1987.
WITNESS my hand and notarial seal this 16th day of June 1987.

James Pearson
(Notary Public)

My commission expires October 24, 1987.