

## DECLARATION OF PROTECTIVE COVENANTS

The undersigned, E. M. Brutman, Jr., and Joanne B. Brutman, husband and wife, being the owners in fee simple of the following described property situate in Albany County, Wyoming, to wit:

LAKE CREEK RESORT, according to the plat thereof received as document no. 551991 on May 6, 1969, and filed in Book of Plats, Page L, in the Office of the County Clerk of Albany County, Wyoming,

do hereby make this declaration of protective covenants applicable to all of said described property.

1. There is hereby reserved for all lots in Lake Creek Resort a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of electric transmission and telephone lines, attached to poles or other supports over, on and across the premises located in Lake Creek Resort, provided that such poles, supports and lines shall be located in such manner as to occasion the least possible interference with use by the individual owners of lots in Lake Creek Resort.
2. The lots, and all buildings and structures thereon, shall be used for residential purposes, and shall not at any time be used for the purpose of trade, business or manufacture, except that Lot 16 may be used to maintain a lodge, bar, and general store.
3. Dwellings and other buildings shall be constructed with brick or mortar, native stone, peeled logs, wood, glass, or a combination of these materials. Such construction shall have harmony of external design and the general appearance shall be conducive to the natural surroundings with respect to topography, grade, and lot lines.
4. No building shall be located on any lot nearer than ten (10) feet to any lot line.
5. Each dwelling may have an outside toilet structure which shall comply with the specifications and requirements established for the surrounding area by the Forest Service.
6. Mobile homes or mobile or temporary living quarters of any kind are prohibited, except that the occasional use of tents or campers for recreational or sleeping purposes as a guest or family supplement shall be permitted.
7. The keeping, breeding, or raising of chickens, turkeys, horses, cows, cattle, sheep or other domestic or farm animals on the premises is prohibited, but this restriction shall not prohibit any person from keeping cats, dogs, or other household pets, provided they are not kept, bred, or raised for commercial purposes, and provided they are kept on the premises and under the control of the owner.
8. In the interest of public health and sanitation, and in contribution to the beneficial use and enjoyment of the premises and the surrounding area, owners or lessees of any lot or lots will not engage in any activity which results or could result in pollution of streams, ditches, or other surface waters upon or adjacent to the premises.

9. The courses of streams will not be altered in any way nor dammed off or rechanneled.

10. Grantees and their successors will construct and maintain their own access roads as surveyed and located on the plat of Lake Creek Resort and they may enter into agreements for such construction and maintenance.

11. These covenants may be enforced by the undersigned or by their grantees or successors by action for injunction and for damages commenced in the court of proper jurisdiction.

12. These restrictions and covenants shall be a burden and run with the land and shall be binding upon all persons claiming by, through or under the undersigned owners, for a period of twenty-five (25) years, after which they shall be automatically extended for an additional period of twenty-five (25) years, unless an instrument to modify or terminate said covenants in whole or in part, signed by a majority of the owners of the lots, is recorded.

Dated this 12 day of May, 1969.

E. M. Brutsman, Jr.  
E. M. Brutsman, Jr.

Joanne B. Brutsman  
Joanne B. Brutsman

STATE OF WYOMING )  
County of Laramie ) ss.

The foregoing instrument was acknowledged before me this 12th day of May, 1969.

Witness my hand and official seal.



Harold F. Main  
Notary Public

FILE DATE: May 14, 1969  
FILE NO: 552217