

PROTECTIVE COVENANTS

It is distinctly covenanted and agreed between the parties hereto 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, until the 31st day of December, 1990:

- 1. No manufacturing or commercial enterprise of any kind shall be maintained upon, or in connection with the property herein conveyed, nor shall said land in any way be used for other than strictly residential purposes, with one, one-family dwelling constructed on said property.
- 2. It is understood that there are no sewage disposal systems, and that when any residence is constructed, that the owner will concurrently construct a septic tank for waste disposal, which shall be constructed in a good and workmanlike manner, and in accordance with standard construction of such septic tanks in this area, with due regard taken as to sanitation and health requirements.
- 3. Residences, garages, or other outbuildings, when once commenced, must be enclosed within a period of eighteen (18) months from the date thereof.
- 4. Any residences constructed on property herein shall be not less than one thousand (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 shall not be sub-divided, or in any wise conveyed, except in its entirety.
- 8. The owner herein shall have the privilege of ingress and egress for the purposes of fishing on the Big Laramie River, and a reasonable distance on each bank thereof where said river runs through and within the boundaries of Section 35, Township 14 North, Range 77 West, which shall include the owner, his wife, and children.
- 9. 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.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT this conveyance is made and accepted upon the express condition that if said premises, or any part thereof, or any building erected, or use made of premises herein in violation of the purposes above set forth, or failure on the part of the owner to keep the several covenants herein contained, it shall be lawful for the Grantor herein, or the owner of any lot, or lots included in the Mountain Meadow Acres, or any of them, are hereby authorized and empowered to institute and maintain an appropriate action to enjoin, abate, or remedy the default or breach.

DATED this 14<sup>th</sup> day of October, 1974.

WITNESS--SELLERS' SIGNATURES

*[Handwritten signatures of Amos Bovee and Ethelyn Bovee]*

*[Handwritten signature of Amos Bovee]*  
Amos Bovee  
*[Handwritten signature of Ethelyn Bovee]*  
Ethelyn Bovee  
SELLERS

WITNESS--BUYERS' SIGNATURES

*[Handwritten signature of Linda J. Christopher]*  
*[Handwritten signature of Linda J. Christopher]*  
*[Handwritten signature of Nancy L. Street]*  
*[Handwritten signature of Nancy L. Street]*

*[Handwritten signature of Ralph E. Ellsworth]*  
*[Handwritten signature of Phelan C. Ellsworth]*  
BUYERS  
*[Handwritten signature of Bernice J. Ellsworth]*  
*[Handwritten signature of Phelan C. Ellsworth]*  
BUYERS