

PROTECTIVE COVENANTS covering Lots numbered 1 to 6 inclusive, of Mountain Meadow West River Acres as shown on a plat filed in the office of Albany County Clerk, Laramie, Wyoming.

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. 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 finished 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. Ingress and egress to lots numbers 1 to number 6, inclusive, of Mountain Meadow West River Acres and to lands adjacent to same which are now owned or leased by Amos and Ethelyn Bovee shall be via roadways as shown on plats on file under designations of Mountain Meadow West River Acres and Mountain Meadow River Estates.
9. Owners of the above-described lands shall be equally responsible for the care, repair, and maintenance of roadways and bridge serving this area.
10. Owners of said roadway and bridge shall not be responsible to guests, owners of lots numbers 1 to 6, inclusive, or other persons using said roadways or bridge for any loss or injury that may be suffered while using such roadways or bridge.
11. No water well may be drilled or dug closer than 100 feet from any septic tank and no septic tank shall be located closer than 100 feet from any water well.
12. Owners of lots 1 to 6, inclusive, of Mountain Meadow West River Acres shall not harbor more than two dogs and owners must control same so that said dogs do not harm or in any way molest wild life or domestic animals in the area.
13. 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 West River 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.

State of Wyoming }
County of Albany } SS
The foregoing instrument was acknowledged before me by Amos Bovee this 20th day of September, 1977.
Witness my hand and official seal.

Stephanie A. [Signature]
County Clerk