

COVENANTS

Subdivision. The property described in the attached Warranty Deed (herein "subject property") shall not be divided, subdivided, split or partitioned in any manner.

Primary Residential Use. Subject property shall be used primarily for single family residential purposes only, and shall not be used for commercial purposes such as the operation of concessions.

Quiet Enjoyment of Property. The owner of each Tract of Recluse Valley, and their guests, shall conduct themselves in a quiet and orderly manner so as not to unreasonably disturb adjoining landowners. The discharge of firearms on the subject property is prohibited except in the protection of life or property as deemed necessary by the landowner.

No Pollution of River. The owner of each Tract of Recluse Valley shall not permit any pollution of the Laramie River, by depositing refuse, garbage, bottles, cans or other articles of any kind.

Improvement Set Back. No new building which is used for residential dwelling may be constructed closer than twenty-five (25) feet from any property line of the subject property. Additionally, no new building which is used for purposes other than for residential dwelling shall be built closer than fifteen (15) feet from any property line of the subject property. Provided However, any existing structure(s) which were constructed prior to the date hereof within this set-back may remain as it is and shall be considered grandfathered from this covenant.

Run With The Land. These covenants shall run with the land.