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1271 N 15th Street
Laramie, WY 82072
307-745-3480

COVENANTS TO RUN WITH THE LAND

1. "Subject Property" Defined. The term "subject property" shall define that property described in the attached Warranty Deed as "Revised Tract 1".

2. Subdivision. The subject property shall not be divided, subdivided, split or partitioned in any manner.

3. Primary Residential Use. Subject property shall be used primarily for single family residential purposes. Provided however, subject property may be used for the additional, secondary purpose of operating a "home business" (or a small bed and breakfast/inn operation) so long as any said operation is conducted exclusively within the interior of the residence or an outbuilding located on subject property and does not create an undue amount of personal or automobile traffic upon subject property. For purposes of this covenant, a "home business" shall be defined as that term is defined and governed by the Albany County Zoning Resolution passed by the Albany County Board of County Commissioners August 1, 1997, as may be amended from time to time. In no event shall such "home business" include the operation of any heavy commercial or industrial business on subject property. Any said operation of a "home business" shall be strictly in compliance with the covenant set forth hereafter restricting the parking of vehicles, machinery and equipment upon subject property.

4. Construction. Any dwelling erected on the subject property shall be on-site, new construction. No mobile home shall be allowed on subject property at any time. All buildings and fencing shall be appropriate in character, design and architecture for the area, and shall be constructed of new, quality materials. The location of all buildings and the paint and/or siding of all buildings will be in primarily earth tone colors and shall be located, painted and sided so that they shall blend with the land in the surrounding area as much as possible. No building shall be erected, altered, placed or permitted to remain on the property, other than one (1) detached single family residence, a private garage, and maximum of two (2) outbuildings. None of such buildings shall exceed twenty feet (20') in height.

5. Road Maintenance. All tract owners within River Ridge subdivision shall reasonably cooperate in the maintenance of the private right-of-way road easements (ie. RiverRidge Road, RiverView Road and West Wind Road), including equal cooperation in the costs of reasonable road grading, snow plowing and graveling if necessary.

6. Exterior Lighting. Only standard residential lighting shall be used to illuminate the exterior of the subject property. All outside lighting shall be arranged and shielded so as to prevent any nuisance on or to adjacent properties.

7. Temporary Residence: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on subject property to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than twelve (12) total months. Temporary structures will be removed upon completion of construction. Mobile homes shall not be used as temporary or permanent residences, or placed upon the property, at any time.

8. Utilities. All utilities and service lines installed on subject property shall be underground.

9. Improvement Set Back: No building shall be constructed closer to any property line or easement line than a distance of one hundred (100) feet.

10. Parking of Vehicles, Machinery and Equipment. Vehicles which are not in running condition or are in a state of disrepair, trailers, campers, boats, recreational vehicles and other like vehicles, machinery and equipment shall not be placed or stored anywhere on subject property unless enclosed in a garage or storage building or screened from the view of the public and view of the adjoining landowners, whether by a fence or natural screen device. Private vehicles, used on a daily basis, do not need to be stored in such a manner.

11. No Nuisances. No nuisance shall be maintained or permitted to exist on the subject property in any form on the property which unreasonably interferes with the adjoining land owners' peaceful and quiet enjoyment of their property. Such a nuisance would include but is not limited to the following examples: continuous or repeated shooting of firearms; operating loud machinery, vehicles or equipment (other than during a reasonable time for construction) in such a manner that would interfere with the adjoining landowner's quiet enjoyment of their property; maintaining a pet that creates an unreasonable amount of noise or disturbance to a neighbor's property; etc.

12. Fencing. Any fencing erected on any portion of the subject property shall be of quality construction and built from new materials which are commonly available for such purposes (wood or steel posts and wood or wire rails) and shall further comply with the Wyoming Game and Fish Department fencing guidelines for free movement of wildlife in effect at the time of said construction. Provided however, a portion of the subject property surrounding a residence, outbuildings and/or garden area may be fenced in a manner which keeps animals out, provided that such fenced-out area shall not exceed a total of three acres.

13. Livestock / Liability. Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by the occupant or the owner of the lot shall be kept confined within their owned or occupied premises. No more than two dogs and/or two cats shall be kept and maintained as part of any single household and the same shall be kept on the subject property and not allowed to disturb neighboring landowners. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

Up to two (2) hoofed animals may be maintained in appropriate facilities on the subject property and shall not constitute a nuisance to the immediate neighbors. In the event owner of subject property at any time keeps, raises or maintains livestock on subject property, it shall be their responsibility to fence said livestock within the boundaries of subject property and the owner shall be solely responsible for such animal(s).

14. Soil/Water Conservation & Disposal of Trash. Subject property shall be grazed, if at all, in a good husbandlike manner to preserve natural vegetation and prevent soil erosion. No substance shall be unreasonably exposed to the soil, or buried upon the property, in such a manner that may create an environmental hazard or a hazard to the water quality in the area. Trash and garbage shall not be disposed of in a manner which creates an unreasonable environmental hazard or in a manner which will degrade the water quality.

15. Run With The Land. These covenants shall run with the land and shall be included in any deed conveying title to the subject property or any part thereof. Grantor and/or any adjoining landowner may enforce these Covenants To Run With The Land. The prevailing party in such an action to enforce these covenants shall be entitled to costs and reasonable attorney fees in so doing.

COVENANTS TO RUN WITH THE LAND

The following covenants hereby correct and replace all covenants of record which were previously placed upon "Tract 2" of River Ridge subdivision, as defined by the attached Corrective Warranty Deed, to wit:

1. "Subject Property" Defined. The term "subject property" shall define that property described in the attached Warranty Deed.

2. Subdivision. The subject property shall not be divided, subdivided, split or partitioned in any manner; provided however, nothing in these covenants shall prohibit Tract 2 of River Ridge, from being split one (1) time -- for a maximum of two parcels being created from Tract 2 -- so long as one parcel shall consist of that land from River Ridge Road south, and the other parcel north of River Ridge Road. If Tract 2 is so divided, the divided parcels may be referred to as Parcel "A" (which shall consist of 7.78 acres, more or less) and Parcel "B" (which shall consist of 27.23 acres, more or less) and both parcels shall be fully subject to these covenants.

3. Primary Residential Use. Subject property shall be used primarily for single family residential purposes. Provided however, subject property may be used for the additional, secondary purpose of operating a "home business" so long as any said operation is conducted exclusively within the interior of the residence or an outbuilding located on subject property and does not create an undue amount of personal or automobile traffic upon subject property. For purposes of this covenant, a "home business" shall be defined as that term is defined and governed by the Albany County Zoning Resolution passed by the Albany County Board of County Commissioners August 1, 1997, as may be amended from time to time. In no event shall such "home business" include the operation of any heavy commercial or industrial business on subject property. Any said operation of a "home business" shall be strictly in compliance with the covenant set forth hereafter restricting the parking of vehicles, machinery and equipment upon subject property.

4. Construction. Any dwelling erected on the subject property shall be on-site, new construction. No mobile home shall be allowed on subject property at any time. All buildings and fencing shall be appropriate in character, design and architecture for the area, and shall be constructed of new, quality materials. The location of all buildings and the paint and/or siding of all buildings will be in primarily earth tone colors and shall be located, painted and sided so that they shall blend with the land in the surrounding area as much as possible. No building shall be erected, altered, placed or permitted to remain on the property, other than one (1) detached single family residence, a private garage, and maximum of two (2) outbuildings. None of such buildings shall exceed twenty feet (20') in height.

5. Road Maintenance. All tract owners within River Ridge subdivision shall reasonably cooperate in the maintenance of the private right-of-way road easements (ie. River Ridge Road, River View Road and West Wind Road), including equal cooperation in the costs of reasonable road grading, snow plowing and graveling if necessary.

6. Exterior Lighting. Only standard residential lighting shall be used to illuminate the exterior of the subject property. All outside lighting shall be arranged and shielded so as to prevent any nuisance on or to adjacent properties.

7. Temporary Residence: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on subject property to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than twelve (12) total months. Temporary structures will be removed upon completion of construction. Mobile homes shall not be used as temporary or permanent residences, or placed upon the property, at any time.

8. Utilities. All utilities and service lines to be installed on subject property shall be underground.

9. Improvement Set Back: No building or improvement (other than fences) shall be constructed closer to any property line or easement line than a distance

of one hundred (100) feet. PROVIDED HOWEVER, that if said Tract 2 is divided into two (2) parcels as permitted above, said one hundred foot (100') setback shall apply to both parcels except as specifically provided as follows: (a) that no building or improvement shall be constructed closer to the south/eastern property line of the larger divided parcel of said Tract 2 (which said line is 1156.80' long and which borders Tract 3) than a distance of two hundred (200') feet, and (b) that no building or improvement shall be constructed closer to any property line of that smaller divided parcel (which shall be 7.78 acres, more or less, and which will lie north of said River Ridge Road) than seventy five feet (75') from any boundary or easement line thereof.

10. Parking of Vehicles, Machinery and Equipment. Vehicles which are not in running condition or are in a state of disrepair, trailers, campers, boats, recreational vehicles and other like vehicles, machinery and equipment shall not be placed or stored anywhere on subject property unless enclosed in a garage or storage building or screened from the view of the public and view of the adjoining landowners, whether by a fence or natural screen device. Private vehicles, used on a daily basis, do not need to be stored in such a manner.

11. No Nuisances. No nuisance shall be maintained or permitted to exist on the subject property in any form on the property which unreasonably interferes with the adjoining land owners' peaceful and quiet enjoyment of their property. Such a nuisance would include but is not limited to the following examples: continuous or repeated shooting of firearms; operating loud machinery, vehicles or equipment (other than during a reasonable time for construction) in such a manner that would interfere with the adjoining landowner's quiet enjoyment of their property; maintaining a pet that creates an unreasonable amount of noise or disturbance to a neighbor's property; etc.

12. Fencing. Any fencing erected on any portion of the subject property shall be of quality construction and built from new materials which are commonly available for such purposes (wood or steel posts and wood or wire rails) and shall further comply with the Wyoming Game and Fish Department fencing guidelines for free movement of wildlife in effect at the time of said construction. Provided however, a portion of the subject property surrounding a residence, outbuildings and/or garden area may be fenced in a manner which keeps animals out, provided that such fenced-out area shall not exceed a total of three acres.

13. Livestock / Liability. Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by the occupant or the owner of the lot shall be kept confined within their owned or occupied premises. No more than two dogs and/or two cats shall be kept and maintained as part of any single household and the same shall be kept on the subject property and not allowed to disturb neighboring landowners. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

Up to two (2) horses and up to two (2) other hoofed animals may be maintained in appropriate facilities on the subject property and shall not constitute a nuisance to the immediate neighbors. In the event owner of subject property at any time keeps, raises or maintains livestock on subject property, it shall be their responsibility to fence said livestock within the boundaries of subject property and the owner shall be solely responsible for such animal(s).

14. Soil/Water Conservation & Disposal of Trash. Subject property shall be grazed, if at all, in a good husbandlike manner to preserve natural vegetation and prevent soil erosion. No substance shall be unreasonably exposed to the soil, or buried upon the property, in such a manner that may create an environmental hazard or a hazard to the water quality in the area. Trash and garbage shall not be disposed of in a manner which creates an unreasonable environmental hazard or in a manner which will degrade the water quality.

15. Run With The Land. These covenants shall run with the land and shall be included in any deed conveying title to the subject property or any part thereof. Grantor and/or any adjoining landowner may enforce these Covenants To Run With The Land. The prevailing party in such an action to enforce these covenants shall be entitled to costs and reasonable attorney fees in so doing.

COVENANTS TO RUN WITH THE LAND

The following covenants hereby correct and replace all covenants of record which were previously placed upon "Revised Tract 2" of River Ridge subdivision, as defined by the attached Corrective Warranty Deed, to wit:

1. "Subject Property" Defined. The term "subject property" shall define that property described in the attached Warranty Deed.

2. Subdivision. The subject property shall not be divided, subdivided, split or partitioned in any manner.

3. Primary Residential Use. Subject property shall be used primarily for single family residential purposes. Provided however, subject property may be used for the additional, secondary purpose of operating a "home business" so long as any said operation is conducted exclusively within the interior of the residence or an outbuilding located on subject property and does not create an undue amount of personal or automobile traffic upon subject property. For purposes of this covenant, a "home business" shall be defined as that term is defined and governed by the Albany County Zoning Resolution passed by the Albany County Board of County Commissioners August 1, 1997, as may be amended from time to time. In no event shall such "home business" include the operation of any heavy commercial or industrial business on subject property. Any said operation of a "home business" shall be strictly in compliance with the covenant set forth hereafter restricting the parking of vehicles, machinery and equipment upon subject property.

4. Construction. Any dwelling erected on the subject property shall be on-site, new construction. No mobile home shall be allowed on subject property at any time. All buildings and fencing shall be appropriate in character, design and architecture for the area, and shall be constructed of new, quality materials. The location of all buildings and the paint and/or siding of all buildings will be in primarily earth tone colors and shall be located, painted and sided so that they shall blend with the land in the surrounding area as much as possible. No building shall be erected, altered, placed or permitted to remain on the property, other than one (1) detached single family residence, a private garage, and maximum of two (2) outbuildings. None of such buildings shall exceed twenty feet (20') in height.

5. Road Maintenance. All tract owners within River Ridge subdivision shall reasonably cooperate in the maintenance of the private right-of-way road easements (ie. River Ridge Road, River View Road and West Wind Road), including equal cooperation in the costs of reasonable road grading, snow plowing and graveling if necessary.

6. Exterior Lighting. Only standard residential lighting shall be used to illuminate the exterior of the subject property. All outside lighting shall be arranged and shielded so as to prevent any nuisance on or to adjacent properties.

7. Temporary Residence: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on subject property to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than twelve (12) total months. Temporary structures will be removed upon completion of construction. Mobile homes shall not be used as temporary or permanent residences, or placed upon the property, at any time.

8. Utilities. All utilities and service lines to be installed on subject property shall be underground.

9. Improvement Set Back: No building or improvement (other than fences) shall be constructed closer to any property line or easement line than a distance of one hundred (100) feet. PROVIDED HOWEVER, that no building or improvement shall be constructed closer to the south/eastern property line of the larger divided parcel of said Revised Tract 2 (which said line is 1156.80' long and which borders Tract 3) than a distance of two hundred (200') feet.

10. Parking of Vehicles, Machinery and Equipment. Vehicles which are not in running condition or are in a state of disrepair, trailers, campers, boats, recreational vehicles and other like vehicles, machinery and equipment shall not be placed or stored anywhere on subject property unless enclosed in a garage or storage building or screened from the view of the public and view of the adjoining landowners, whether by a fence or natural screen device. Private vehicles, used on a daily basis, do not need to be stored in such a manner.

11. No Nuisances. No nuisance shall be maintained or permitted to exist on the subject property in any form on the property which unreasonably interferes with the adjoining land owners' peaceful and quiet enjoyment of their property. Such a nuisance would include but is not limited to the following examples: continuous or repeated shooting of firearms; operating loud machinery, vehicles or equipment (other than during a reasonable time for construction) in such a manner that would interfere with the adjoining landowner's quiet enjoyment of their property; maintaining a pet that creates an unreasonable amount of noise or disturbance to a neighbor's property; etc.

12. Fencing. Any fencing erected on any portion of the subject property shall be of quality construction and built from new materials which are commonly available for such purposes (wood or steel posts and wood or wire rails) and shall further comply with the Wyoming Game and Fish Department fencing guidelines for free movement of wildlife in effect at the time of said construction. Provided however, a portion of the subject property surrounding a residence, outbuildings and/or garden area may be fenced in a manner which keeps animals out, provided that such fenced-out area shall not exceed a total of three acres.

13. Livestock / Liability. Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by the occupant or the owner of the lot shall be kept confined within their owned or occupied premises. No more than two dogs and/or two cats shall be kept and maintained as part of any single household and the same shall be kept on the subject property and not allowed to disturb neighboring landowners. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

Up to two (2) horses and up to two (2) other hoofed animals may be maintained in appropriate facilities on the subject property and shall not constitute a nuisance to the immediate neighbors. In the event owner of subject property at any time keeps, raises or maintains livestock on subject property, it shall be their responsibility to fence said livestock within the boundaries of subject property and the owner shall be solely responsible for such animal(s).

14. Soil/Water Conservation & Disposal of Trash. Subject property shall be grazed, if at all, in a good husbandlike manner to preserve natural vegetation and prevent soil erosion. No substance shall be unreasonably exposed to the soil, or buried upon the property, in such a manner that may create an environmental hazard or a hazard to the water quality in the area. Trash and garbage shall not be disposed of in a manner which creates an unreasonable environmental hazard or in a manner which will degrade the water quality.

15. Run With The Land. These covenants shall run with the land and shall be included in any deed conveying title to the subject property or any part thereof. Grantor and/or any adjoining landowner may enforce these Covenants To Run With The Land. The prevailing party in such an action to enforce these covenants shall be entitled to costs and reasonable attorney fees in so doing.

COVENANTS TO RUN WITH THE LAND

1. "Subject Property" Defined. The term "subject property" shall define that property described in the attached Warranty Deed (Tract 3, River Ridge Subdivision).

2. Subdivision. Nothing in these Covenants shall prohibit the Subject Property from being divided one (1) time into two parcels, provided that one such division shall be accomplished in accord with the applicable Albany County and State of Wyoming rules, regulations and statutes. If the Subject Property is so divided, each resulting parcels shall be subject to these Covenants. The subject property shall not otherwise be divided, subdivided, split or partitioned in any manner thereafter.

3. Primary Residential Use. Subject property shall be used primarily for single family residential purposes. Provided however, subject property may be used for the additional, secondary purpose of operating a "home business" (or a small bed and breakfast/inn operation) so long as any said operation is conducted exclusively within the interior of the residence or an outbuilding located on subject property and does not create an undue amount of personal or automobile traffic upon subject property. For purposes of this covenant, a "home business" shall be defined as that term is defined and governed by the Albany County Zoning Resolution passed by the Albany County Board of County Commissioners August 1, 1997, as may be amended from time to time. In no event shall such "home business" include the operation of any heavy commercial or industrial business on subject property. Any said operation of a "home business" shall be strictly in compliance with the covenant set forth hereafter restricting the parking of vehicles, machinery and equipment upon subject property.

4. Construction. Any dwelling erected on the subject property shall be on-site, new construction. No mobile home shall be allowed on subject property at any time. All buildings and fencing shall be appropriate in character, design and architecture for the area, and shall be constructed of new, quality materials. The location of all buildings and the paint and/or siding of all buildings will be in primarily earth tone colors and shall be located, painted and sided so that they shall blend with the land in the surrounding area as much as possible. No building shall be erected, altered, placed or permitted to remain on the property, other than one (1) detached single family residence, a private garage, and maximum of two (2) outbuildings and none of such outbuildings shall exceed twenty feet (20') in height.

5. Road Maintenance. All tract owners within River Ridge subdivision shall reasonably cooperate in the maintenance of the private right-of-way road easements (ie. RiverRidge Road, RiverView Road and West Wind Road), including equal cooperation in the costs of reasonable road grading, snow plowing and graveling if necessary.

6. Exterior Lighting. Only standard residential lighting shall be used to illuminate the exterior of the subject property. All outside lighting shall be arranged and shielded so as to prevent any nuisance on or to adjacent properties.

7. Temporary Residence: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on subject property to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than twelve (12) total months. Temporary structures will be removed upon completion of construction. Mobile homes shall not be used as temporary or permanent residences, or placed upon the property, at any time.

8. Utilities. All utilities and service lines installed on subject property shall be underground.

9. Improvement Set Back: No building shall be constructed closer to any property line or easement line than a distance of seventy five (75) feet.

10. Parking of Vehicles, Machinery and Equipment. Vehicles which are not in running condition or are in a state of disrepair, trailers, campers, boats,

recreational vehicles and other like vehicles, machinery and equipment shall not be placed or stored anywhere on subject property unless enclosed in a garage or storage building or screened from the view of the public and view of the adjoining landowners, whether by a fence or natural screen device. Private vehicles, used on a daily basis, do not need to be stored in such a manner.

11. No Nuisances. No nuisance shall be maintained or permitted to exist on the subject property in any form on the property which unreasonably interferes with the adjoining land owners' peaceful and quiet enjoyment of their property. Such a nuisance would include but is not limited to the following examples: continuous or repeated shooting of firearms; operating loud machinery, vehicles or equipment (other than during a reasonable time for construction) in such a manner that would interfere with the adjoining landowner's quiet enjoyment of their property; maintaining a pet that creates an unreasonable amount of noise or disturbance to a neighbor's property; etc.

12. Fencing. Any fencing erected on any portion of the subject property shall be of quality construction and built from new materials which are commonly available for such purposes (wood or steel posts and wood or wire rails) and shall further comply with the Wyoming Game and Fish Department fencing guidelines for free movement of wildlife in effect at the time of said construction. Provided however, a portion of the subject property surrounding a residence, outbuildings and/or garden area may be fenced in a manner which keeps animals out, provided that such fenced-out area shall not exceed a total of three acres.

13. Livestock / Liability. Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by the occupant or the owner of the lot shall be kept confined within their owned or occupied premises. No more than two dogs and/or two cats shall be kept and maintained as part of any single household and the same shall be kept on the subject property and not allowed to disturb neighboring landowners. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

Up to two (2) horses and up to two (2) other hoofed animals may be maintained in appropriate facilities on the subject property and shall not constitute a nuisance to the immediate neighbors. In the event owner of subject property at any time keeps, raises or maintains livestock on subject property, it shall be their responsibility to fence said livestock within the boundaries of subject property and the owner shall be solely responsible for such animal(s).

14. Soil/Water Conservation & Disposal of Trash. Subject property shall be grazed, if at all, in a good husbandlike manner to preserve natural vegetation and prevent soil erosion. No substance shall be unreasonably exposed to the soil, or buried upon the property, in such a manner that may create an environmental hazard or a hazard to the water quality in the area. Trash and garbage shall not be disposed of in a manner which creates an unreasonable environmental hazard or in a manner which will degrade the water quality.

15. Run With The Land. These covenants shall run with the land and shall be included in any deed conveying title to the subject property or any part thereof. Any adjoining landowner in RiverRidge subdivision shall have standing to enforce these Covenants To Run With The Land. The prevailing party in such an action to enforce these covenants shall be entitled to costs and reasonable attorney fees in so doing.

COVENANTS TO RUN WITH THE LAND

1. "Subject Property" Defined. The term "subject property" shall define that property described in the attached Warranty Deed.

2. Subdivision. The subject property shall not be divided, subdivided, split or partitioned in any manner.

3. Primary Residential Use. Subject property shall be used primarily for single family residential purposes. Provided however, subject property may be used for the additional, secondary purpose of operating a "home business" (or a small bed and breakfast/inn operation) so long as any said operation is conducted exclusively within the interior of the residence or an outbuilding located on subject property and does not create an undue amount of personal or automobile traffic upon subject property. For purposes of this covenant, a "home business" shall be defined as that term is defined and governed by the Albany County Zoning Resolution passed by the Albany County Board of County Commissioners August 1, 1997, as may be amended from time to time. In no event shall such "home business" include the operation of any heavy commercial or industrial business on subject property. Any said operation of a "home business" shall be strictly in compliance with the covenant set forth hereafter restricting the parking of vehicles, machinery and equipment upon subject property.

4. Construction. Any dwelling erected on the subject property shall be on-site, new construction. No mobile home shall be allowed on subject property at any time. All buildings and fencing shall be appropriate in character, design and architecture for the area, and shall be constructed of new, quality materials. The location of all buildings and the paint and/or siding of all buildings will be in primarily earth tone colors and shall be located, painted and sided so that they shall blend with the land in the surrounding area as much as possible. No building shall be erected, altered, placed or permitted to remain on the property, other than one (1) detached single family residence, a private garage, and maximum of two (2) outbuildings. None of such buildings shall exceed twenty feet (20') in height.

5. Road Maintenance. All tract owners within River Ridge subdivision shall reasonably cooperate in the maintenance of the private right-of-way road easements (ie. RiverRidge Road, RiverView Road and West Wind Road), including equal cooperation in the costs of reasonable road grading, snow plowing and graveling if necessary.

6. Exterior Lighting. Only standard residential lighting shall be used to illuminate the exterior of the subject property. All outside lighting shall be arranged and shielded so as to prevent any nuisance on or to adjacent properties.

7. Temporary Residence: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on subject property to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than twelve (12) total months. Temporary structures will be removed upon completion of construction. Mobile homes shall not be used as temporary or permanent residences, or placed upon the property, at any time.

8. Utilities. All utilities and service lines installed on subject property shall be underground.

9. Improvement Set Back: No building shall be constructed closer to any property line or easement line than a distance of one hundred (100) feet.

10. Parking of Vehicles, Machinery and Equipment. Vehicles which are not in running condition or are in a state of disrepair, trailers, campers, boats, recreational vehicles and other like vehicles, machinery and equipment shall not be

placed or stored anywhere on subject property unless enclosed in a garage or storage building or screened from the view of the public and view of the adjoining landowners, whether by a fence or natural screen device. Private vehicles, used on a daily basis, do not need to be stored in such a manner.

11. No Nuisances. No nuisance shall be maintained or permitted to exist on the subject property in any form on the property which unreasonably interferes with the adjoining land owners' peaceful and quiet enjoyment of their property. Such a nuisance would include but is not limited to the following examples: continuous or repeated shooting of firearms; operating loud machinery, vehicles or equipment (other than during a reasonable time for construction) in such a manner that would interfere with the adjoining landowner's quiet enjoyment of their property; maintaining a pet that creates an unreasonable amount of noise or disturbance to a neighbor's property; etc.

12. Fencing. Any fencing erected on any portion of the subject property shall be of quality construction and built from new materials which are commonly available for such purposes (wood or steel posts and wood or wire rails) and shall further comply with the Wyoming Game and Fish Department fencing guidelines for free movement of wildlife in effect at the time of said construction. Provided however, a portion of the subject property surrounding a residence, outbuildings and/or garden area may be fenced in a manner which keeps animals out, provided that such fenced-out area shall not exceed a total of three acres.

13. Livestock / Liability. Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by the occupant or the owner of the lot shall be kept confined within their owned or occupied premises. No more than two dogs and/or two cats shall be kept and maintained as part of any single household and the same shall be kept on the subject property and not allowed to disturb neighboring landowners. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

Up to two (2) horses and up to two (2) other hoofed animals may be maintained in appropriate facilities on the subject property and shall not constitute a nuisance to the immediate neighbors. In the event owner of subject property at any time keeps, raises or maintains livestock on subject property, it shall be their responsibility to fence said livestock within the boundaries of subject property and the owner shall be solely responsible for such animal(s).

14. Soil/Water Conservation & Disposal of Trash. Subject property shall be grazed, if at all, in a good husbandlike manner to preserve natural vegetation and prevent soil erosion. No substance shall be unreasonably exposed to the soil, or buried upon the property, in such a manner that may create an environmental hazard or a hazard to the water quality in the area. Trash and garbage shall not be disposed of in a manner which creates an unreasonable environmental hazard or in a manner which will degrade the water quality.

15. Run With The Land. These covenants shall run with the land and shall be included in any deed conveying title to the subject property or any part thereof. Grantor and/or any adjoining landowner may enforce these Covenants To Run With The Land. The prevailing party in such an action to enforce these covenants shall be entitled to costs and reasonable attorney fees in so doing.

COVENANTS TO RUN WITH THE LAND

1. "Subject Property" Defined. The term "subject property" shall define that property described in the attached Warranty Deed.

2. Subdivision. The subject property shall not be divided, subdivided, split or partitioned in any manner.

3. Primary Residential Use. Subject property shall be used primarily for single family residential purposes. Provided however, subject property may be used for the additional, secondary purpose of operating a "home business" so long as any said operation is conducted exclusively within the interior of the residence or an outbuilding located on subject property and does not create an undue amount of personal or automobile traffic upon subject property. For purposes of this covenant, a "home business" shall be defined as that term is defined and governed by the Albany County Zoning Resolution passed by the Albany County Board of County Commissioners August 1, 1997, as may be amended from time to time. In no event shall such "home business" include the operation of any heavy commercial or industrial business on subject property. Any said operation of a "home business" shall be strictly in compliance with the covenant set forth hereafter restricting the parking of vehicles, machinery and equipment upon subject property.

4. Construction. Any dwelling erected on the subject property shall be on-site, new construction. No mobile home shall be allowed on subject property at any time. All buildings and fencing shall be appropriate in character, design and architecture for the area, and shall be constructed of new, quality materials. The location of all buildings and the paint and/or siding of all buildings will be in primarily earth tone colors and shall be located, painted and sided so that they shall blend with the land in the surrounding area as much as possible. No building shall be erected, altered, placed or permitted to remain on the property, other than one (1) detached single family residence, a private garage, and maximum of two (2) outbuildings. None of such buildings shall exceed twenty feet (20') in height.

5. Road Maintenance. All tract owners within River Ridge subdivision shall reasonably cooperate in the maintenance of the private right-of-way road easements (ie. RiverRidge Road, RiverView Road and West Wind Road), including equal cooperation in the costs of reasonable road grading, snow plowing and graveling if necessary.

6. Exterior Lighting. Only standard residential lighting shall be used to illuminate the exterior of the subject property. All outside lighting shall be arranged and shielded so as to prevent any nuisance on or to adjacent properties.

7. Temporary Residence: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on subject property to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than twelve (12) total months. Temporary structures will be removed upon completion of construction. Mobile homes shall not be used as temporary or permanent residences, or placed upon the property, at any time.

8. Utilities. All utilities and service lines installed on subject property shall be underground.

9. Improvement Set Back: No building shall be constructed closer to any property line or easement line than a distance of one hundred (100) feet.

10. Parking of Vehicles, Machinery and Equipment. Vehicles which are not in running condition or are in a state of disrepair, trailers, campers, boats, recreational vehicles and other like vehicles, machinery and equipment shall not be placed or stored anywhere on subject property unless enclosed in a garage or storage

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building or screened from the view of the public and view of the adjoining landowners, whether by a fence or natural screen device. Private vehicles, used on a daily basis, do not need to be stored in such a manner.

11. No Nuisances. No nuisance shall be maintained or permitted to exist on the subject property in any form on the property which unreasonably interferes with the adjoining land owners' peaceful and quiet enjoyment of their property. Such a nuisance would include but is not limited to the following examples: continuous or repeated shooting of firearms; operating loud machinery, vehicles or equipment (other than during a reasonable time for construction) in such a manner that would interfere with the adjoining landowner's quiet enjoyment of their property; maintaining a pet that creates an unreasonable amount of noise or disturbance to a neighbor's property; etc.

12. Fencing. Any fencing erected on any portion of the subject property shall be of quality construction and built from new materials which are commonly available for such purposes (wood or steel posts and wood or wire rails) and shall further comply with the Wyoming Game and Fish Department fencing guidelines for free movement of wildlife in effect at the time of said construction. Provided however, a portion of the subject property surrounding a residence, outbuildings and/or garden area may be fenced in a manner which keeps animals out, provided that such fenced-out area shall not exceed a total of three acres.

13. Livestock / Liability. Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by the occupant or the owner of the lot shall be kept confined within their owned or occupied premises. No more than two dogs and/or two cats shall be kept and maintained as part of any single household and the same shall be kept on the subject property and not allowed to disturb neighboring landowners. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

Up to two (2) horses and up to two (2) other hoofed animals may be maintained in appropriate facilities on the subject property and shall not constitute a nuisance to the immediate neighbors. In the event owner of subject property at any time keeps, raises or maintains livestock on subject property, it shall be their responsibility to fence said livestock within the boundaries of subject property and the owner shall be solely responsible for such animal(s).

14. Soil/Water Conservation & Disposal of Trash. Subject property shall be grazed, if at all, in a good husbandlike manner to preserve natural vegetation and prevent soil erosion. No substance shall be unreasonably exposed to the soil, or buried upon the property, in such a manner that may create an environmental hazard or a hazard to the water quality in the area. Trash and garbage shall not be disposed of in a manner which creates an unreasonable environmental hazard or in a manner which will degrade the water quality.

15. Run With The Land. These covenants shall run with the land and shall be included in any deed conveying title to the subject property or any part thereof. Grantor and/or any adjoining landowner may enforce these Covenants To Run With The Land. The prevailing party in such an action to enforce these covenants shall be entitled to costs and reasonable attorney fees in so doing.

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