

362379

RESTRICTIVE COVENANTS

The undersigned, Ruth E. Ward and Jack B. Ward, husband and wife being the fee owners of the following described real property:

This is a subdivision of part of the S $\frac{1}{2}$  Sec. 5, Township 49 North, Range 72 West of the 6th P.M., in Campbell County, Wyoming, being more particularly described as follows:

Beginning at a brass cap marking the SE corner of Sec. 5 and also the true point of beginning; thence N89°45'00"W along the South Boundary of Sec. 5 a distance of 3578.80' to a 1/2" iron pipe; thence N 0°31'12"E a distance of 2396.74' to a 1/2" iron pipe; thence S89°47'02"W a distance of 677.22' to a 3/4" iron pipe, said pipe being on the East R.O.W. line of the 4J Road; thence N40°15'18"E a distance of 328.39' along the East R.O.W. line of the 4J Road to a 1/2" iron pipe; thence N 89°46'48"E a distance of 4032.85' along the center of Sec. 5 to a brass cap that is the E $\frac{1}{4}$  corner of Sec. 5; thence S 0°13'12"W a distance of 2674.77' along the East Boundary of Sec. 5 to the true point of beginning.

Said tract contains 221.46 Acres, more or less. The same being known as "Concho Valley Estates."

hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the said subdivision may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitation of all future owners in said subdivision, or present owners consenting thereto by their signatures being affixed thereto.

1. No Lot shall be used except for residential purposes.

No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single or dual family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(a) Provided, further, a business office, or a home-type business, such as a beauty shop, may be located in a dwelling or attached thereto, without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.

(b) That any tract or lot may also have a barn or structure for the care of livestock, so long as the same is built and maintained in a manner to conform to the other construction on the

tract or lot and not depreciate the use or value of the other property in the area.

2. No building shall be located on any lot nearer than 20 feet to the front lot line, nor nearer than 10 feet to any side street line.

(a) No building shall be located nearer than five feet to an interior line. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot lines.

(b) For the purposes of this covenant, the steps, eaves and open porches shall not be considered as a part of a building, provided, however, that they shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line, nor shall any dwelling be erected or placed on a lot having an area of less than 7,000 square feet.

5. No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. Any livestock, poultry or other animals shall be kept in an area which adequately fenced will keep the same within the owners area, and the premises must be kept in a clean and sanitary condition, so as to not be offensive to adjoining owners.

7. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept clean and sanitary.

8. No individual sewage disposal system shall be permitted on any lot, unless such system has been designed, located and constructed in accordance with the requirements, standards and recommendations of the Wyoming Public Health Department.

9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 5 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 5 years, unless an instrument signed

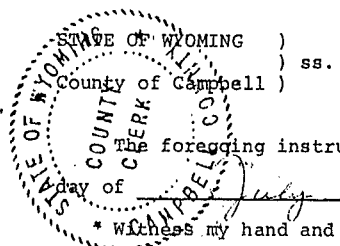
by a majority of the then owners of the lots has been recorded agreeing to the change of said covenants in whole or in part.

10. Enforcement shall be by the proceedings at law or inequity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

Dated this 7th day of July, 1972.

Ruth E. Ward  
Ruth E. Ward

Jack B. Ward  
Jack B. Ward



The foregoing instrument was acknowledged before me this 7th day of July, 1972.

\* Witness my hand and official seal.

My Commission expires:

1-6-76

Clayton C. Clark  
Notary Public  
Campbell Co.

STATE OF WYOMING } ss. 362379  
Campbell County }  
Filed for record this 7th day of July  
A. D. 19 72 at 4:00 o'clock P. M. and re-  
corded in Book 247 of PHOTOS  
on page 34 Fees \$ 4.00  
Thommas H. Hayden  
County Clerk and Ex-Officio Register of Deeds

By RECORDED  
Deputy ABSTRACTED  
INDEXED  
CHECKED

4320-25

CHANGE OF RESTRICTIVE COVENANTS

The undersigned owners of the following described property;

A subdivision of part of the S½ Sec. 5, Township 49 North, Range 72 West of the 6th P.M., in Campbell County, Wyoming, being more particularly described as follows:

Beginning at a brass cap marking the SE corner of Sec. 5 and also the true point of beginning; thence N89°45'00"W along the South Boundary of Sec. 5 a distance of 3578.80' to a ½" iron pipe; thence N 0°31'12" E a distance of 2396.74' to a ½" iron pipe; thence S 89°47'02" W a distance of 677.22' to a ¾" iron pipe, said pipe being on the East R.O.W line of the 4J Road; thence N40°15'18"E a distance of 328.39' along the East R.O.W. line of the 4J Road to a ½" iron pipe; thence N89°46'48"E a distance of 4032.85' along the center of Sec. 5 to a brass cap that is the E½ corner of Sec. 5; thence S 0°13'12"W a distance of 2674.77' along the East Boundary of Sec. 5 to the true point of beginning.

Said tract contains 221.46 acres, more or less. The same being known as "Concho Valley Estates."

being a majority of the fee owners of the lots of the Concho Valley Estates Subdivision, hereby make the following declaration as to limitations, restrictions and uses to which the lots constituting the Concho Valley Estates Subdivision may be put.

That pursuant to paragraph number 9, of the Restrictive Covenants placed on the lots of the Concho Valley Estates Subdivision by Ruth E. Ward and Jack B. Ward, by instrument dated July 7, 1972, and filed for record July 7, 1972, in Book 247 of Photos, Page 34, in the office of the County Clerk and Ex-officio Recorder of Deeds for Campbell County, Wyoming, the undersinged owners hereby agree as follows:

1. That the aforesaid Restrictive Covenants are vacated, abolished and held for naught.
2. That in lieu of the aforesaid Restrictive Covenants, the provisions of the Zoning and Subdivision regulations of Campbell County, Wyoming, insofar as they refer to "R-1" single family dwelling districts shall be deemed to apply to the Concho Valley Estates Subdivision.

STATE OF WYOMING }  
 Campbell County } ss.  
 Filed for record this 24th day of January A. D., 1978 at 1:04 o'clock P. M. and recorded in Book 404  
 of Photos on page 543 Fees \$ 17.25  
 County Clerk Sivian E. Addison RECORDED  
 Office Register of Deeds ABSTRACTED  
 INDEXED  
 CHECKED  
 By Worothy D. Doby  
 Deputy

3. The effective date of this Agreement is agreed to be from and after July 7, 1977.

① 1/2 Doyle McAuley

✓ Walter Russell

① 1/2 Sally J. Singleton

✓ W. Wayne Wether

✓ William J. Singleton

① Walter E. Wether

① Melvin L. Palmer

① Ronald T. Cook

① Francis S. Palmer

Trusty Matheson

✓ Christine A. Matheson

① 1/2 J. L. Matheson

① 1/2 Ray G. Matheson

W. Ray Carroll

① 1/2 Janice R. Matheson

② James T. Carroll

① 1/2 Janice R. Matheson

① 1/2 Clay D. Cook

Robert B. Bait

Ray M. Matheson

① Barbara Bait

② W. E. Wether

✓ William J. Bait

✓ Clayton J. Zimmerman

① Patricia A. Bait

① Quentin H. Zimmerman

① Bruce S. Bait

① Carl Matheson

William J. Bait

① Kenneth Gates

① Shanna M. Bait

Harold M. Bait

① Shanna M. Bait

③ Clayton H. Zimmerman

① Margaret Russell

④ Ray M. Matheson