

DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE

571005

CRAFT SUBDIVISION
CAMPBELL COUNTY, WYOMING

First Filing

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

WHEREAS, the undersigned being the owners of certain real property in Campbell County, Wyoming, which has been subdivided and now known as the Craft Subdivision, hereinafter the "Subdivision", more particularly set forth on a plat attached hereto and marked as Exhibit "A", and more particularly described in the metes and bounds on Exhibit "A", and as owners desire to place certain restrictive covenants on the subdivision for the purpose of reserving the quality of living, and keeping and maintaining desirable uses within the subdivision, and to further protect the owners from offensive activities of their neighbors, the following limitations and restrictions shall constitute COVENANTS RUNNING WITH THE LAND, and shall be binding upon all future owners, and/or buyers under an agreement for warranty deed or any other agreement for purchase, as well as all assigns and successors in interest of property within the subdivision.

1. No more than 2 (two) residences for living purposes may be located on any lot, whether constructed homes, mobile homes, or combination of these types of homes.
2. Further subdivision of any lot shall be limited to a 4.5 acre minimum unit size.
3. All mobile homes shall be skirted within 6 (six) months of occupancy.
4. The property shall not be used for any purpose that would result in the pollution of any water way which flows through or near by said property. No property shall be used in any manner which allows refuse, sewage, or other material to exist or accumulate that might tend to pollute the waters flowing through or near by said property, or that may otherwise tend to impair the ecological balance or beauty of the surrounding properties.
5. All garbage, trash or other debris of any type or nature shall be removed from the premises not less than 2 (two) times per month. At no time shall any garbage, trash or other debris be allowed to accumulate that creates public health hazard or nuisance to other owners within the subdivision or the owners of surrounding lands. No portion of the property shall be used or maintained as dumping ground for rubble, trash, garbage, waste water or other waste. All trash, garbage, and other waste shall be kept in sanitary containers. All incinerators or other equipment for storage of disposal of such material shall be kept in a clean and sanitary condition.
6. No residence erected or placed upon any of said lots shall be erected, maintained or located nearer to a boundary than twenty feet (20'). There is specifically preserved adjacent to each lot line, (not a street boundary), a strip ten feet (10') in width as an easement for utility lines, (water, sewer, and power) and no building or structure shall be placed thereon. All septic tanks or other sewage disposal systems, (including leach field or other drainage field) and their placements and construction are the responsibility of the owner, and shall be at least fifty feet (50') from any property line.
7. All sewage disposal systems shall be of such type and construction so as to prevent dissemination of waste above ground, and prevent the emanation of odor.
8. No salvage yard shall be permitted on any lot within the subdivision. A salvage yard shall include but shall not be limited to the storage and sale of used junk vehicles, scrap metal, wood or other material.
9. In the event any owner or resident upon said property shall maintain livestock or pets, said owner shall be responsible for constructing such a fence as will restrain and keep all livestock and pets on his own property.

10. Livestock may be kept on the property; however no more than two (2) hogs and/or two (2) goats may be kept on any lot. No commercial feedlots shall be permitted. In order to prevent over grazing, livestock shall be kept in a small corral or enclosure not to exceed twenty percent (20%) of the lot size, and only allowed for occasional grazing in remaining grass area owned and fenced by the owner.

11. Drainage culverts shall be required in road approaches when necessary to provide for drainage, and culverts so installed shall be not less than 12 inches in diameter.

12. No business activity shall be conducted which creates excessive odor, dust, or noise which is a nuisance to any other property owner or occupants within the subdivision.

13. No right of way or additional easements other than those established by the attached plat, shall be created or granted to property outside the dedicated boundaries of the subdivision.

14. No more than one unlicensed automobile or truck shall be allowed on any property at any time unless stored within an enclosed building.

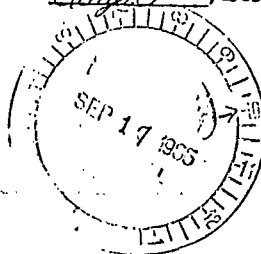
15. These restrictions and covenants may be amended or altered at any time upon the written approval of the owner or owners, of seventy-five (75%) of the lots within the subdivision.

16. The term of these restrictive covenants shall be for a period of twenty (20) years, and thereafter said restrictive covenants shall be renewed for an additional term or twenty (20) years. On or before the twentieth year anniversary date of these covenants or any twentieth anniversary thereafter, those persons owning two-thirds (2/3) of the land within the subdivision, may amend or terminate these covenants.

17. Invalidation of any one or more of the covenants or conditions hereof by court judgement or order shall not affect in any manner the other provisions which shall remain in full force and effect.

18. For a violation or breach of any of these covenants or restrictions by any person claiming by, through, or under the Craft Subdivision, or by virtue of any judicial proceedings, the subdivider, the Lot owners, or any landowner of property adjacent to the subdivision, or their heirs, executors or assigns, shall have the right individually and jointly to proceed at law or in equity to compel the compliance with the terms hereof, or to prevent the violation or breach of any of these covenants. The failure to promptly enforce any of the covenants and restrictions shall not bar their enforcement. Should it become necessary for subdivider or any Lot owner or owners to take legal action for the enforcement of these covenants and restrictions, the party so violating the covenants and restrictions shall be liable for all attorney fees and costs.

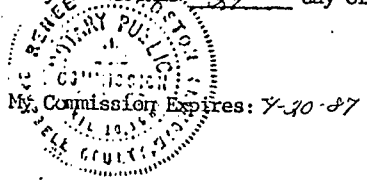
DATED this 29 day of August, 1985



Howard E. Craft
Howard E. Craft
Mary Craft
Mary Craft

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me by Howard E. Craft and Mary Craft this 29 day of August, 1985.



Sharon M. Crutcher
Notary Public

STATE OF WYOMING)
) ss.
Campbell County)
Filed for record this 17th day of September
A.D. 1985 at 10:04 o'clock A M. and recorded
in Book 836 of Photos RECORDED
on page 668 Fees \$ 6.00 ABSTRACTED
INDEXED
CHECKED

Sharon E. Addison
County Clerk and Ex-Officio Register of Deeds **571005**
By Margaret J. Siskowski
Deputy