

37124

RESTRICTIVE COVENANTS

\* \* \* \* \*

Comes now the Donkey Creek Development Company being the owner of the following described real property, to-wit:

The Lots 5 through 12, inclusive, of the Donkey Creek Subdivision.  
The Lots 14 through 41, inclusive, of the Donkey Creek Subdivision No. 2.

hereby makes the following declarations as to limitations, restrictions, and uses to which said land may be put and hereby specifies that such declarations which constitute covenants to run with the land and shall be binding on all parties and all persons claiming under them and for the benefit of and limitations on all future owners, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable for the uses as specified herein:

1. No building whatever, except a private single family dwelling house with the necessary out buildings which shall be limited to a private garage, and livestock shelter or barn shall be erected, placed, or permitted on the premises, and said premises shall be used as a private residence only. No mobile homes or trailers of any type or nature shall be allowed.

2. No basement, tent, shack, garage, barn, or other out building shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. No residential structure shall be erected or placed on any building plot which has an area of less than 2½ acres.

4. No manufacturing, industrial or commercial enterprise of any type or nature shall be maintained on or in connection with said property.

5. The property will not be used for any purpose that would result in the pollution of the waterway which flows

through or nearby said property being refuse, sewage, or other material that might tend to pollute the waters thereof or otherwise impair the ecological balance or beauty of the surrounding lands. No signs, billboards, or advertising devices of any kind shall be placed or otherwise installed upon the premises.

6. 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.

7. All water wells or other water supplies and all sewage disposal systems shall comply fully with all state requirements.

8. No junk vehicles may at any time be stored upon the premises and all garbage and trash and other debris of other type or nature shall be promptly hauled off the premises and not allowed to accumulate.

9. No owner shall maintain or allow a nuisance upon the premises and further shall not permit any type of noxious odors.

It is expressly understood and agreed, that the several restrictive covenants contained herein shall attach to and run with the land, and it shall be lawful not only for Grantor, his heirs and assigns, but also for the owner or owners of any lot or lots adjoining or in the neighborhood of the premises hereby granted, deriving title from or through Grantor, to institute and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate the same. In the event such action is successfully maintained, the Defendant shall be liable for all costs including a reasonable attorney's fee.

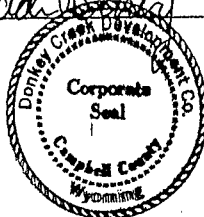
Dated this 17<sup>th</sup> day of April, 1973.

ATTEST:

DONKEY CREEK DEVELOPMENT CO.

Wade B. [Signature] Secretary

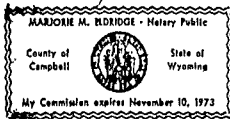
By: R. [Signature] Pres.



STATE OF WYOMING )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged  
before me this 17<sup>th</sup> day of April, 1973.

Witness my hand and official seal.



*Marjorie M. Eldredge*  
Notary Public

STATE OF WYOMING ) ss. 371247  
Campbell County )  
Filed for record this 18th day of April  
A. D., 19 73 at 1:10 o'clock P. M. and re-  
corded in Book 267 of Photos  
on page 78 Fees \$ 12.50

*Yvonne J. Hayden*  
County Clerk and Ex-Officio Register of Deeds  
By *Lucian E. Addison* Deputy  
Deputy

RECORDED  
ABSTRACTED  
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CHECKED