

521349

Horizon Subdivision - Filing Number 1

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The undersigned, Master Craft, Inc., Realtors and Crafted Construction, Inc., being the fee owners of the following real property; All land located in both the NE $\frac{1}{4}$ and also the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 51 North, Range 72 West of the 6th Principal Meridian, Campbell County, Wyoming, and being more particularly described as follows: Commencing at the $\frac{1}{4}$ corner between Sections 17 and 20, Thence S80°56'05"W for a distance of 147.77 feet to a point on the east right-of-way of U.S. 14/16; Thence S16°53'30"E for a distance of 543.00 feet to the TRUE POINT OF BEGINNING; Thence N73°06'30"E, A distance of 565.24 feet to a point; Thence along a curve to the right with a radius of 351.67 feet and a cord bearing of N85°17'54"E a distance of 149.64 feet to a point; Thence S8°00'00"W for a distance of 91.50 feet to a point; Thence west for a distance of 66.50 feet to a point; Thence S2°00'00"E for a distance of 58.00 feet to a point; Thence S12°07'52"E for a distance of 196.91 feet to a point; Thence S34°55'30"E for a distance of 276.61 feet to a point; Thence S29°04'48"E for a distance of 125.56 feet to a point; Thence S7°20'00"E for a distance of 139.00 feet to a point; Thence N85°39'57"E for a distance of 65.41 feet to a point; Thence along a curve to the left with a radius of 499.96 feet and a cord bearing of S4°38'31"E for a distance of 67.65 feet measured along the arc to a point; Thence N89°24'47"E along the existing end of the Red Cloud right-of-way for a distance of 60.58 feet to a point; Thence N89°24'47"E along the north property line of lot 1, block 1, Rawhide Village III, for a distance of 61.87 feet to a point; Thence N0°35'13"W for a distance of 119.76 feet to a point; Thence N10°47'52"W for a distance of 60.96 feet to a point; Thence N0°35'13"W for a distance of 113.52 feet to a point; Thence N81°19'56"E for a distance of 35.12 feet to a point; Thence N0°44'36"E for a distance of 250.00 feet to a point; Thence N45°44'36"E for a distance of 200.00 feet to a point; Thence N44°15'24"W for a distance of 240.00 feet to a point; Thence S89°24'47"W for a distance of 120.00 feet to a point; Thence N7°50'13"E for a distance of 24.48 feet to a point; Thence N83°00'00"W for a distance of 109.00 feet to a point; Thence N67°07'48"W for a distance of 60.90 feet to a point; Thence N72°24'35"W for a distance of 33.35 feet to a point; Thence along a curve to the left with a radius of 421.67 feet and a cord bearing of N89°39'04"W a distance of 253.77 feet measured along the arc to a point; Thence S73°06'30"W for a distance of 565.24 feet to a point on the east right-of-way of U.S. 14/16; Thence S16°53'30"E along the east right-of-way for U.S. 14/16 for a distance of 70.00 feet to the TRUE POINT OF BEGINNING. Such tract of land contains \pm 8.77 acres. COUNTY OF CAMPBELL, STATE OF WYOMING together with all improvements thereon. NOTE: The above described land is to be subdivided and known as HORIZON SUBDIVISION PHASE I. County of Campbell, State of Wyoming, hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the 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 the 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 single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single 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 home occupation may be allowed as per County Zoning regulations.
2. No permanent dwelling shall be erected on the premises having less than a total square foot area of 900 feet.
3. 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.
4. No livestock shall be kept on the lands.
5. 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 of such material shall be kept clean and sanitary.
6. The premises shall, at all times, be maintained in a neat and orderly fashion by the owners.
7. 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 five years from

the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 30 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.

8. Enforcement shall be by the proceedings at law or in equity against any persons violating or attempting to violate any covenants to restrain violation or to recover damages.

9. No building shall be located less than 20 feet from each street lot line. No building shall be located nearer than 5 feet to lot line. No dwelling shall be located on any interior building site nearer than 25 feet to the rear lot line. For the purposes of the covenant; eaves, steps, and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to encroach upon another building site.

10. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein, and there shall be no front yard fencing, wall, or hedges. No chicken, barbed or hog wire fences shall be permitted. Fences of the chain link, decorative wood, or decorative metal construction will be permitted as specified above.

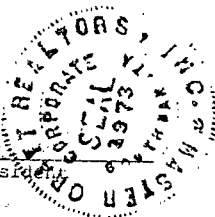
Dated this 24th day of August, 1982.

STATE OF SOUTH DAKOTA)
COUNTY OF PENNINGTON) ss
JULIE CIENGER
NOTAR
The foregoing statement
was acknowledged by me on this
24th day of August, 1982.
Julie Cienger
JULIE CIENGER

MASTER CRAFT, INC., REALTORS

LARRY G. GRAVATT
President

JERRY D. GRAVATT
Secretary

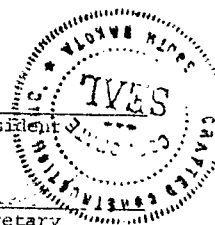


My commission expires; 2-17-90

CRAFTED CONSTRUCTION, INC.

JERRY D. GRAVATT
President

LARRY G. GRAVATT
Secretary



STATE OF WYOMING)

Campbell County) ss

Filed for record this 24th day of November A.D. 1982 at 12:20 o'clock P.M. and recorded in Book 648
of Photos on page 440 Fees \$ 6.25

Clarence E. Addison
County Clerk and Ex-Officio Register of Deeds

RECORDED
ABSTRACTED
INDEXED
CHECKED

By
Deputy

521349

