

**REMINGTON ESTATES
PHASE IV Filing No. 1****DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
SINGLE FAMILY DWELLINGS**

THIS DECLARATION is made by Remington Estates LLC having an interest in the following described property (Declarant).

WITNESSETH:

WHEREAS, Declarant is the owner of the certain property in the City of Gillette, State of Wyoming, which is more particularly described as;

Lots 7-12 of Block 2, Lots 1-3 of Block 3, Lots 1-4 Block 4, Lots 9-30 Block 5
Remington Estates, Phase IV Filing No. 1 City of Gillette, Wyoming.

NOW THEREFORE, Declarant declares that all of the Properties shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the Properties or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each owner thereof.

ARTICLE I**DEFINITIONS**

Section 1. "Owner" means the recorded owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 2. "Properties" means that certain real property described on Page 1.

Section 3. "Lots" means any plot of land shown upon any recorded subdivision map of the Properties.

Section 4. "Declarant" means Remington Estates LLC, their successor and assigns if such successors and assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

Section 5. "Architectural Committee" means the committee that will be set up by the Declarant and will control the development of the subdivision and the enforcements of the covenants.

Section 6. "Front Yard" means the area from the street to the house. In the case of corner lots it would mean the area from both street frontages to the house.

ARTICLE II**EXTERIOR MAINTENANCE**

Each individual Owner shall be obligated to provide exterior maintenance of his own Lot to include but not limited to painting, mowing and trimming the entire area of the Lot, not allowing trash or garbage of any kind to accumulate. If an Owner of any Lot on the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Architectural Committee, the committee by a vote of at least two-thirds, shall have the right to enforce by injunctive or other legal remedy the obligation of any Owner under this article to enter upon the parcel and to repair, maintain and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall become a debt of the Owner of the Lot.

ARTICLE III**USE RESTRICTIONS**

Section 1. Enjoyment of Property. The Owner shall use their respective properties to their enjoyment in such a manner so as not to offend or detract from other Owners' enjoyment of their own respective properties.

Section 2. In Derogation of Law. No owner shall carry on any activity of any nature whatsoever on his property that is in derogation or in violation of the laws and statutes of the State of Wyoming, City of Gillette, Campbell County or any other applicable governmental body.

Section 3. Pets. No animals may be kept except dogs and cats, and they shall be kept in an area which is adequately fenced, preferably by underground fence, which will keep the same within owners' area, and the premises must be kept in a clean and sanitary condition so as to not be offensive to adjoining owners. Owner shall not operate any commercial enterprise involving pets, i.e., kennels or pet farms, etc.

Section 4. Commercial Activity. There shall be no commercial activity by the Owner or anyone else on the property.

Section 5. Temporary Structures. No structure of a temporary character, such as a trailer or shack or other outbuildings shall be used on any Lot at any time.

Section 6. Nuisances. No noxious or offensive activity shall be carried out upon any properties, nor shall anything be done thereon which may become a nuisance as such is defined in the laws of the State of Wyoming.

Section 7. Livestock and Poultry. No animals or livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other household pets may be kept according to the provisions of Section 3 hereof.

Section 8. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in a sanitary container. Every Owner, occupant or tenant shall have weekly garbage and refuse removal as provided by the City of Gillette.

Section 9. Sewage Disposal. No individual sewage disposal system shall be permitted on any Lot.

Section 10. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any Lot.

Section 11. Water Supply. No individual water supply system shall be permitted on any Lot, unless prior approval for such system is obtained from the Architectural Committee and all such construction must be in accordance with the rules and regulations of the City of Gillette.

Section 12. Sewer Line Location. The Lot owner and building contractor are responsible for determining elevation of sewer line in the street before construction begins.

Section 13. Distance Between Buildings and Setbacks. The setback from the front lot line to the foundation, side lot lines and rear lot lines shall be as per city requirements.

Section 14. Automobile Repair and Maintenance. There shall be no major overhaul or repair work performed on automobiles or other vehicles outside. Any vehicles deemed to be in an inoperative condition parked outside in excess of three days and which the Architectural Committee deems undesirable may be removed by action of the Architectural Committee.

Section 15. Signs. No signs of any kind nor for any uses, except public notice by a political division of the state, or as required by law, shall be erected, posted, painted or displayed on any building site or portion of this subdivision whatsoever, except any builder may erect a sign up to 4 feet by 8 feet to display all other signs from subcontractors. There will only be one sign allowed per Lot, and must be installed in a professional manner. The sign must be removed at the time that certificate of occupancy is issued. Any Owner wishing to sell or rent his home may place one sign not larger than 1200 square inches advertising the property for rent or sale.

Section 16. Size of Home. All houses must be stick-built and have a minimum appraised value of \$175,000.00; they must have 1400 square feet or more of finished living area.

Section 17. Home Completion. All homes must have the exterior of the structure completed within 120 days from the date framing begins. This includes siding, roofing, windows, doors, etc. If it goes beyond the 120 days, the Architectural Committee may contract to have it completed and assess the property owner or builder for the cost.

Section 18. Re-Subdivision. No Lot may be subdivided or changed in any dimension from the final recorded plat without prior written approval of the Architectural Committee.

Section 19. Soil Analysis The purchaser of any lot in the subdivision shall be responsible for obtaining and reviewing soils reports relating to the subdivision and engaging a geotechnical engineer to evaluate the soil condition.

Section 20. Architectural Control Committee.

a. The Declarant shall be the Architectural Control Committee under this Declaration of Covenants until such time as 80% of the lots in this subdivision have been sold and conveyed by the Declarant or until Declarant resigns as the Architectural Control Committee, whichever date occurs first. At the time 80% of the lots in the subdivision have been sold and conveyed by the Declarant or on the date Declarant resigns as the Architectural Control Committee, whichever date occurs first, the owners of the lots in the subdivision shall elect an Architectural Control Committee consisting of five members and shall then replace the Declarant as the Architectural Control Committee under the provisions of these covenants.

b. The Members of the elected committee must be owners of lots in the subdivision. The five nominees receiving the most votes shall serve as members of the

committee. Each lot shall be entitled to one vote in the election for members of the committee. Joint owners of a lot shall have only one vote, and if a person owns more than one lot, he shall have one vote for each lot.

c. After Declarant is no longer the Architectural Control Committee, elections for the committee shall be held annually on the first day of March of each year at a meeting called for that purpose or on such other date as the committee may determine. At least twenty-four hours notice of the meeting shall be given by telephone or by mail to all lot owners by the committee. Upon the death or resignation of any member of the committee, the remaining members shall have authority to designate a successor who shall remain on the committee until the annual election.

d. Members of the committee shall elect a chairman who shall keep a written record of all proceedings and actions taken by the committee and who shall be responsible for all correspondence. Meetings of the committee may be called at any time by the chairman as required to transact any business, and the committee shall formulate its own rules and regulations for the calling of such meetings and the conduct of its business. The decisions of the committee shall be made by majority vote.

e. Within thirty days after receiving a written request for approval of plans as provided herein, the Architectural Control Committee shall either approve or disapprove the request in writing. In the event the Architectural Control Committee fails to approve or disapprove in such period of time, approval will not be required, and the related covenants shall be deemed to have been fully complied with. If the request for approval is rejected because of noncompliance with the covenants, the reasons therefore shall be stated. The person submitting the plan shall have a right to make application to the Architectural Control Committee for review of its decisions.

f. Upon written request, the Architectural Control Committee may, in its sole discretion, vary the limitations contained in the covenants when strict compliance with covenants would result in hardship on a lot owner, but only to the extent that the requested variance is consistent with the intent and purpose of the covenants which is to insure a subdivision that is aesthetically attractive and a highly desirable residential area. The Architectural Control Committee shall approve or disapprove the request for variance within thirty days of the receipt thereof. Failure of the Architectural Control Committee to approve or disapprove a request for a variance within thirty days shall not be deemed approval nor waive the requirement for approval.

g. To the maximum extent permitted by law, Declarant shall have no liability to any person for any act or omission by Declarant (including negligent acts or omissions) in acting as the Architectural Control Committee.

ARTICLE IV

PRESERVATION OF VIEW RIGHTS

The Architectural Committee shall have the responsibility of determining whether trees or other vegetation on the premises of any Lot unreasonably interferes with the view of other residences of this subdivision. In any case in which the Architectural Committee shall determine that there is such interference, it shall send a notice in writing to the Owner involved. The notice shall set forth the extent of which the tree or other vegetation shall be pruned or removed at the expense of the Owner. If within 30 days after receipt of such notice the Owner has not caused the trees or other vegetation to be pruned or removed to the extent required by the Architectural Committee, it may by vote of at least two-thirds, enforce by injunctive or other legal remedy the obligation of the Owner under this article. The Architectural Committee shall not be responsible for nor shall incur any damages as the result of a decision or action involving the removal of such property

ARTICLE V**ARCHITECTURAL CONTROL**

Section 1. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Committee. If the committee fails to approve or disapprove such design and location in writing within thirty days after said plans and specifications have been submitted to it, approval will not be required and this section will be deemed to have been fully complied with.

a. No fence shall be built in the front yard, or side yard if facing a street anywhere in front yard set back. (Refer to Section 6 of Definitions on Page 2)

Section 2. The following provisions must also be adhered to:

a. Only colors that will be approved by the Architectural Committee may be used. This will include roof, siding, trim, decks, etc. The color approval or disapproval will be at the sole discretion of the Architectural Committee. Exterior color schemes must be submitted at the time plans are reviewed by the Architectural Committee. This is to help keep Remington Estates somewhat uniform.

b. Landscaping is of the utmost importance to the Architectural Committee. Each front and side yard exposed to a public street must be sodded or hydro-seeded and landscaped to the rear of the structure. All rear yards not exposed to a public street must, as a minimum, be seeded by broadcasting and maintained. These items are the responsibility of the home owner. This must be completed no later than 9 months after occupancy.

c. There must be two (2) trees that are acclimated to the Gillette area, planted in the front yard of each dwelling unit. These trees must be a minimum of 6 feet in height. This will be the responsibility of the homeowner and must be planted within 9 months after occupancy.

d. Exterior of home must be of Drivit, Brick, Stone, or a high quality siding material such as Hardiboard. Vinyl, metal, or any form of Masonite siding are not acceptable. 30% of the front of the house must be covered with Stone, Brick, or Drivit material.

e. Roof pitch must be 6/12 or greater and roofing material must be a minimum of 30 year architectural shingles.

ARTICLE VI

GENERAL PROVISION

Section 1. Enforcement. The Architectural Committee or any Owner shall have the right to enforce, by any proceeding or law or in equity, all restrictions, conditions, covenants, obligations and reservations, now or hereafter imposed by the provisions of this Declaration. Failure by the Architectural Committee or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. All attorneys' fees shall be the responsibility of the violator of the covenants.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.


Section 3. Amendment. The covenants herein set forth shall run with the land and bind the present Owner, its successor and assigns, and all parties claiming under it shall be taken to hold, agree and covenant with the Owner of said building sites, its successors and assigns, and with each of them, to conform to said restrictions, but no restrictions herein set forth shall be personally binding on any corporation, person or persons, except in respect to breaches committed during its, his or their holding of any title to said land, and Declarant or the Owner of any of the above land shall have the right to sue for and obtain an injunction to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages, and the failure of Declarant and the Owner of any other lots or building sites hereby restricted to enforce any of the restrictions herein set forth at the time of its violation, shall in no event be a waiver of the right to enforce any subsequent violation. Reasonable attorneys' fees shall be recovered as required in any proceeding either to enjoin violation of the declaration of protective covenants or to recover damages resulting from such violation. The violation of these restrictions shall not defeat nor render invalid the lien on any mortgage (or deed of trust) made in good faith and for value.

These covenants may be amended by the Declarant at any time before the Declarant has sold eighty percent of the lots in the subdivision. Once eighty percent of the original lots are sold and conveyed by Declarant, these covenants may be amended or altered upon the approval of eighty percent of the owners of lots in the subdivision.

Dated this 16 day of October, 2009.

ATTEST:

Remington Estates, LLC.


Thomas J Kremer Managing Member

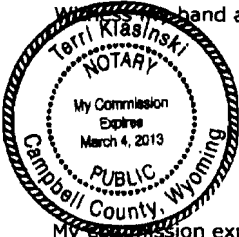

Gary L Carter Managing Member

Acknowledgement

STATE OF WYOMING)
) SS
COUNTY OF CAMPBELL)

The above and foregoing was acknowledged before me by Thomas J Kremer & Gary L Carter Managing Members of Remington Estates, LLC, on this the 16th day of October, 2009.

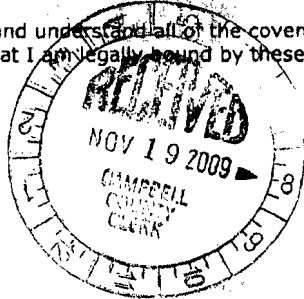
Witness my hand and official seal.



Terri Klasinski
Notary Public

My commission expires: 3/4/2013

Section 4. I, the undersigned, have fully read and understand all of the covenants set forth for Remington Estates Subdivision. I understand that I am legally bound by these covenants and agree to abide by them.



Land Owner

Contractor

Dated this _____ day of _____, 20_____.

Remington Estates, LLC.

935433 Recorded on 11/19/2009 at 8.06.00 Fee 26.00
Book 2495 of PHOTOS Pages 522 to 528
Susan F. Saunders, Campbell County Clerk by: P. SPARLING

By: _____

RECORDED
ABSTRACTED
INDEXED
CHECKED