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767122

SPRING HILL RANCH  
CRAIG G. MADER AND DEBORAH A. MADER

TO THE PUBLIC:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SPRING HILL RANCH

THIS DECLARATION made on the date hereinafter set forth by CRAIG G. MADER and DEBORAH A. MADER, husband and wife, referred to as "DECLARANTS".

WITNESSETH:

WHEREAS, DECLARANTS are the owners of a certain property in Campbell County, State of Wyoming, more particularly described as follows:

Township 50 North Range 72 W, 6th P.M., Campbell County, Wyoming

Section 32: The Portion of the SW1/4 west of Highway 50

Section 31: SE1/4SE1/4, SW1/4SE1/4, SW1/4SW1/4, SE1/SW1/4

Township 49 North, Range 72 W, 6th P.M., Campbell County, Wyoming

Section 6: NW1/4NW1/4, NE1/4NW1/4

AND WHEREAS, in order to establish a general plan for the improvement and development of the property, the DECLARANTS desire to subject the property, and any subdivision thereof, to certain conditions, covenants, and restrictions, upon and subject to which all of the properties shall be held, improved, and conveyed.

AND WHEREAS, DECLARANTS will convey the said property, subject to certain protective covenants, conditions, restrictions, liens, and charges as hereinafter set forth;

NOW THEREFORE, DECLARANTS hereby declare that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protection 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 described properties or any part thereof, their heirs, successors and assigns, shall inure to the benefit of each owner thereof, and which are intended not to be merely personal.

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Article 1  
DEFINITIONS

Section 1: "Spring Hill Ranch" shall mean and refer to that certain real property hereinbefore described, in such additions thereto as may hereafter be brought within the jurisdiction of these covenants, conditions, and restrictions.

Section 2: The term "covenants" as used herein, shall mean and refer collectively to the covenants, conditions, restrictions, reservations, easements, liens and charges imposed by or expressed in this DECLARATION.

Section 3: "DECLARANTS" shall mean and refer to CRAIG G. MADER and DEBORAH A. MADER, husband and wife, their heirs, successors and assigns, if such heirs, successors and assigns should acquire more than one undeveloped lot for the DECLARANTS from the purpose of development.

Section 4: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of obligation.

ARTICLE II  
NATURE AND PURPOSE OF COVENANTS

Spring Hill Ranch as described above, shall be made up of seven lots of approximately twenty eight to forty two acres. The covenants set forth in the DECLARATION constitute a general scheme for the development, protection and maintenance of the property to enhance the value, desirability and attractiveness of the lots for the benefit of all owners and lots therein. These covenants are imposed upon DECLARANTS, and upon the owners of all lots, homeowners, or landowners's association, or improvement and service district or its equivalent. Said covenants are for the benefit of all lots, and shall bind up the owners of all such lots. Such covenants shall be a burden upon and a benefit not only to the original owner of each lot, but also his heirs, successors and assigns.

All lot owners will be required to join the Spring Hill Ranch Service and Improvement District. The Developer will not be assessed Service and Improvement District fees for unsold tracts. Any purchaser who buys more than one tract will be assessed Service and Improvement District fees on the first tract only until such time as the additional tract (s) are built on, or used for more than pasture land.

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ARTICLE III  
USE OF RESIDENTIAL LOTSSection 2 - CONSTRUCTION:

All home construction shall be stick built and be placed on a permanent foundation. The principal dwelling shall have a minimum fully enclosed finished living area devoted to living purposes, exclusive of porches, terraces and garage, of 1,400 square feet. No mobile homes or trailer houses will be allowed on the property. All construction, including utilities, shall meet the building codes for Campbell County, on the date of commencement of the said construction.

Section 3 - BUILDING PLANS AND APPROVAL:

Each lot owner in Spring Hill Ranch shall have one vote in approving or disapproving proposed construction and location plans. A lot owner may designate a representative lot owner and act for him in matters of approving building, construction and location plans. Neither the land owners, nor any representative thereof, shall be entitled to any compensation of any kind for service performed pursuant to this covenant.

No building shall be erected, placed or altered on any residential lot until the construction plans, specifications and a plan showing the location of the structure have been approved by a majority of the lot owners. In the event the lot owners, homeowners, or landowner's association, or improvement and service district or its equivalent to their designated representative fail to approve or disapprove within thirty (30) days after plans, specifications and plot plans have been submitted, or in the event no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been complied with.

All buildings shall be constructed and maintained in such a fashion and of such materials so as not to detract from living conditions in the area.

Section 4 - COMMERCIAL USE:

No part of the residential lots shall be used or caused to be used for any business, commercial, manufacturing, mercantile storing, vending or such other non-residential purposes including, but not limited to, stores, shops, repair shops, storage or repair garage, restaurant, dance hall, pipe yard, oil field business, methane business, construction yard, livestock or agricultural enterprise, or other public place of amusement.

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Section 5 - HUNTING:

No hunting by the general public shall be allowed on any lot.

Section 6 - SEWAGE:

All septic tanks or other sewage disposal systems must be designed, located, and constructed in accordance with the regulations, requirements, standards and recommendations of the Wyoming Public Health Department, and in compliance with the regulation of Campbell County, Wy.

Section 7 - WATER SUPPLY

Each lot owner will be responsible for developing and maintaining their own individual water supply.

Section 8 - VEHICLES:

No inoperable vehicle shall be left exposed on any lot in excess of one (1) week.

Section 9 - RUBBISH AND TRASH COLLECTION:

No lot shall be used or maintained as a dumping ground for rubbish. All rubbish, trash and garbage shall be regularly removed from each lot, and shall not be allowed to accumulate thereon. Each lot owner shall be responsible for arranging for private pick-up and removal of garbage at least once every (2) weeks. All refuse containers, storage area, machinery and equipment shall be maintained in a clean and sanitary manner, and secured so trash may not be blown or scattered in any manner.

Section 10 - WATER DRAINAGE:

Each owner shall be responsible for insuring that water drainage is continuous in the portion of the lot which adjoins the roadways in front of his lot.

Section 11 - UTILITY ACCESS:

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Lot owner will allow utility access for the reading of meters or other measuring devices, installation or maintenance of utilities to his property or any adjoining property.

Section 12 - MINIMUM ACREAGE:

No lot shall be split, divided, or subdivided so that any lot created shall be smaller than 10 acres.

Section 13 - LIVESTOCK

Livestock may be kept on the property, No commercial enterprise involving livestock shall be permitted. All livestock, poultry, and other animals must be adequately fenced or contained in a sanitary and clean environment. No owner shall overgraze his property. In the event any owner or resident upon said property shall maintain livestock, poultry, or other animals, said owner shall be responsible for construction of such a fence or enclosure as will restrain and keep all livestock, poultry, and other animals on his own property.

Section 14 - OFFENSIVE ACTIVITY:

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

Section 15 - AESTHETIC MAINTENANCE:

Any condition considered an eyesore by a majority of the lot owners, homeowners, or landowner's association, or improvement and service district or its equivalent must be corrected upon notification by remaining lot owners, homeowners, or landowners's association, or improvement and service district or its equivalent within thirty (30) days.

Section 16 - TELEPHONE, ELECTRICAL, AND UTILITY WIRES

All telephone, electrical and other utility wires and/or cables must be placed underground from the main trunk lines to each residence.

ARTICLE IV  
ROAD REPAIRS

All repairs to the common road through Spring Hill Ranch shall be the responsibility of all lot owners, and shall be paid for equally by each lot owner. Should any lot owner not pay his share of the repairs, then at the option of the remaining lot owners, homeowners, or

landowners's association, or improvement and service district or its equivalent, a lien against the non-paying owner (s) may attach in favor of the paying lot owners, to the lot of the non-paying owner (s) , as of the time the majority of the lot owners cause to be recorded in the office of County Clerk of Campbell County, Wyoming, a notice of assessment lien, which shall state:

- a. The amount of delinquent assessment and such related charges as may be authorize by this declaration.
- b. The name of the owner of record or reputed owner of the lot.
- c. A legal description of the lot against which the lien has been assessed.

ARTICLE V  
GENERAL PROVISIONS

Section 1 - COVENANTS RUN WITH LAND:

These covenants run with the land and are binding upon all lot owners, their heirs and assigns. The lot owners agree to abide by these covenants.

Section 2 - AMENDMENT OF COVENANTS:

These covenants may be amended by a vote of the lot owners where seventy-five percent (75%) or more of the land owners vote for any amendment.

Section 3 - ENFORCEMENT:

The lot owner (s), homeowners, or landowner's association, or improvement and service district or its equivalent shall have the right to enforce, by any proceeding or law or equity, all covenants now or hereinafter imposed by the provisions of this declaration. Failure by the lot owner (s) to enforce any covenant herein contained shall in no even be deemed a waiver of the right to do so thereafter. Such failure shall not prevent the lot owner (s) from enforcing any subsequent covenant violation.

Section 4 - ATTORNEY FEES:

Any expense reasonably incurred in collecting and/or enforcing any of the above covenants, which shall include reasonable attorney's fees by the other lot owner (s) , homeowner (s) , or land owners association, or Improvement and Service District or its equivalent shall be paid by the lot owner against whom the covenants have been

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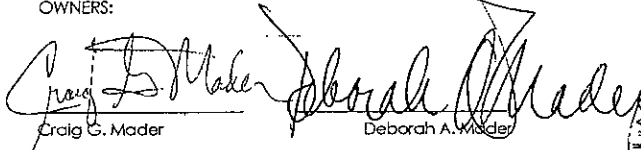
successfully enforced.

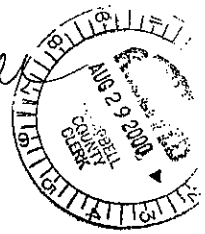
Section 5 - SEVERABILITY:

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

IN WITNESS WHEREOF, the undersigned, being the DECLARANTS herein, has hereunto set its hand and seal the 29 day of August, 2000.

OWNERS:

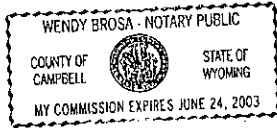
  
 \_\_\_\_\_  
 Craig G. Mader                      Deborah A. Mader



STATE OF WYOMING        )  
   ) ss.  
 COUNTY OF CAMPBELL    )

Subscribed and sworn to before by Craig G. Mader and Deborah A. Mader husband and wife this 29 day of August, 2000.

WITNESS my hand and official seal.



*Wendy Brosa*  
 notary public

STATE OF WYOMING } ss.  
   Campbell County    )  
 Filed for record this 29th day of August A.D. 2000 at 2:38 o'clock P. M. and recorded in Book 1619  
 of Photos on page 252-258 Fees \$ 18.00  
 By Cheryl White Deputy 767122  
 County Clerk and Ex-Officio Register of Deeds    RECORDED  
   ABSTRACTED  
   INDEXED  
   CHECKED

443586

COVENANT RESTRICTING USE OF LANDS

WHEREAS, the undersigned, OLUF P. GREGERSEN, JR. and JANICE C. GREGERSEN, husband and wife, residing at Gillette, Wyoming (hereafter "OWNERS"), own parts of the following described lands situate in the County of Campbell, State of Wyoming, to-wit:

Township 49 North, Range 72 West, 6th P.M.

Section 5: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 6: NE $\frac{1}{4}$

The parts of said above-described lands which are owned and held by OWNERS are hereinafter called THE PROPERTY; and

WHEREAS, The Carter Oil Company, a Delaware corporation qualified to do business in the State of Wyoming, having an address of Post Office Box 2180, Houston, Texas 77001, hereinafter called "CARTER," is the owner of real property in the vicinity of THE PROPERTY and has entered into a contemporaneous agreement with the OWNERS for the orderly development of THE PROPERTY and surrounding lands to the benefit and advantage of the OWNERS and CARTER and the grantees of OWNERS and CARTER; and

WHEREAS, pursuant to the above-mentioned development plan CARTER is, among other things, purchasing a tract of land from the OWNERS to be used as a public road; and

WHEREAS, the OWNERS and CARTER have mutually agreed to a restrictive covenant affecting THE PROPERTY;

NOW, THEREFORE, as additional consideration for the purchase of land from OWNERS by CARTER and of the other agreements by CARTER with OWNERS made contemporaneously and in consideration of the benefit and advantage which will accrue to OWNERS and CARTER and their respective grantees, it is agreed that the following restrictive covenant shall be a covenant running with THE PROPERTY and shall be enforceable by CARTER, its successors and assigns, and by the successors and assigns of OWNERS, to-wit:

STATE OF WYOMING

Campbell County

ss. 443586

Filed for record this 21st day of Aug A. D. 1978 at 2:44 o'clock P. M. and recorded in Book 433 of Photos on page 571. Fees \$ 6.00

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

RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

By Martha J. Ochs  
Deputy



That for and during a period of fifty (50) years following the date of execution of this instrument below shown, no part of THE PROPERTY which lies within 100 yards of the property center line (north of the south bank of Donkey Creek) of the property being conveyed by OWNERS to CARTER, said property being more particularly described in that certain Warranty Deed dated 27<sup>th</sup> day of June, 1978 between OWNERS as Grantors and The Carter Oil Company as Grantee, or within 50 yards of the common boundary line of THE PROPERTY and any property owned by The Carter Oil Company on the date of execution of this covenant shall be used as or for commercial or industrial purposes.

To effectuate the purposes hereof, the OWNERS hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, this instrument has been duly executed under date of June 27, 1978

Oluf P. Gregerson, Jr.  
OLUF P. GREGERSON, JR.

Janice C. Gregersen  
JANICE C. GREGERSEN

STATE OF WYOMING )  
COUNTY OF Campbell ) SS.

The foregoing instrument was acknowledged before me by OLUF P. GREGERSEN, JR. and JANICE C. GREGERSEN, his wife, this 27 day of June, 1978.

WITNESS my hand and official seal.

Douglas P. Fuller  
Notary Public

My Commission expires:

DOUGLAS P. FULLER - Notary Public  
County of \_\_\_\_\_ State of \_\_\_\_\_  
Natrona Wyoming  
My Commission Expires Sept. 30, 1978