

Plat 699-980

# A PLAT OF THE HIDDEN VALLEY ESTATES

A MOUNTAIN SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTH 1/2 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CARBON, STATE OF WYOMING. ZONING SHALL BE RD 40.000

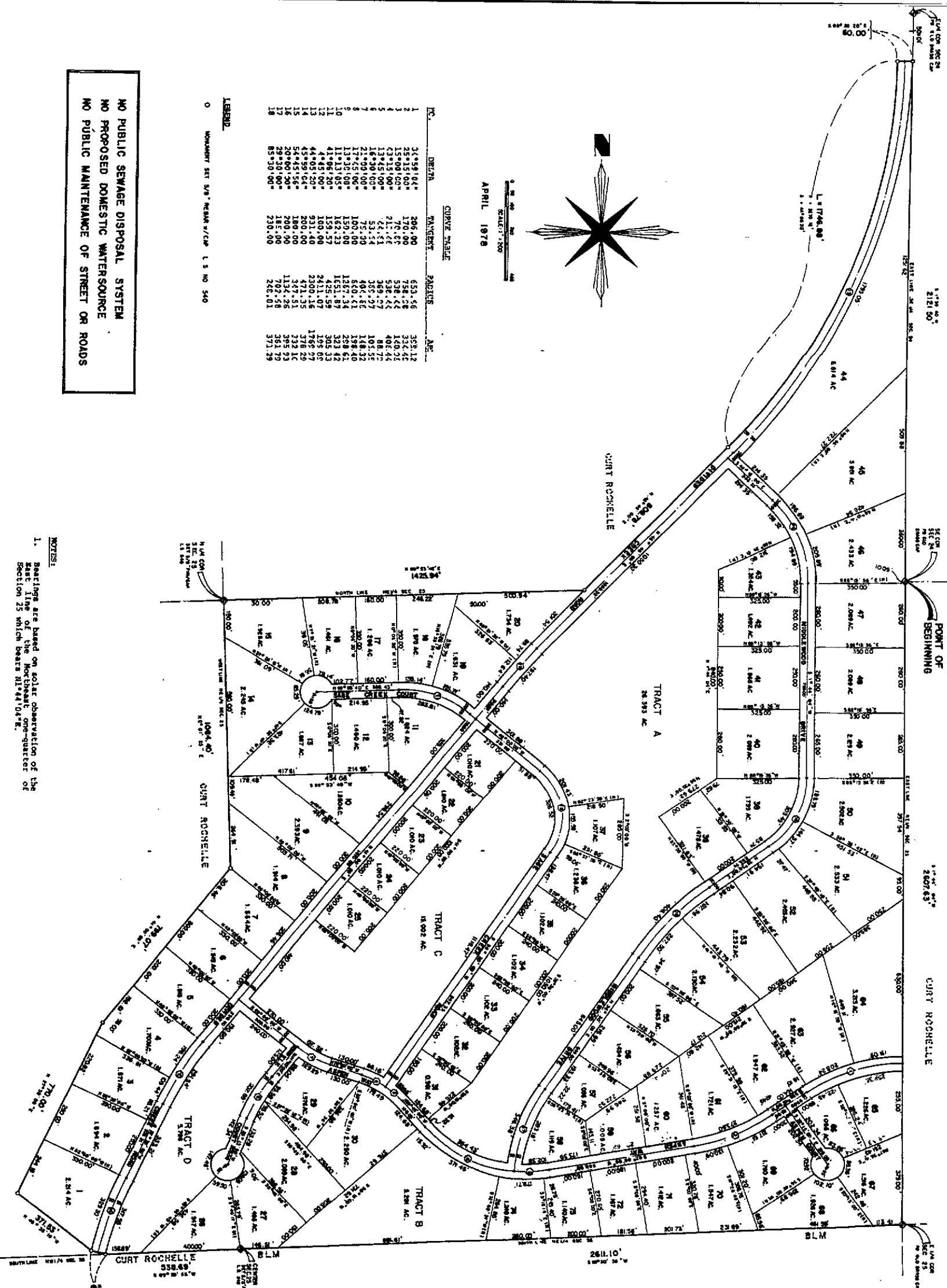
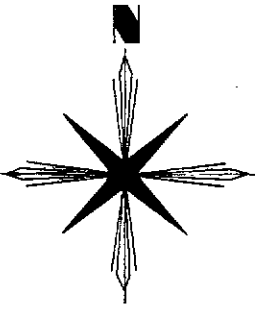


NO.	DEG.	CURVE TABLE	FEET	AC.
1	31.421104	296.00	533.56	353.12
2	25.32103	170.00	328.42	215.45
3	15.09103	70.00	138.44	92.44
4	13.45100	21.44	538.44	402.44
5	13.45100	22.51	369.47	88.75
6	16.30100	53.54	101.55	101.55
7	21.99100	75.30	404.46	148.32
8	17.45100	100.00	450.41	198.40
9	11.41108	150.00	127.38	258.61
10	11.41108	150.00	127.38	258.61
11	41.05120	150.00	152.12	322.12
12	41.05120	100.00	241.07	109.07
13	44.05120	200.00	2300.16	1768.27
14	45.99156	180.00	471.35	378.25
15	54.45156	200.00	1134.28	395.25
16	28.90156	250.00	102.58	361.75
17	85.30150	250.00	242.10	371.25

NO PUBLIC SEWAGE DISPOSAL SYSTEM  
NO PROPOSED DOMESTIC WATER SOURCE  
NO PUBLIC MAINTENANCE OF STREET OR ROADS

MONUMENT SET S.W. CORNER W/CDP L.S. NO. 540

APRIL 1978



NOTES:  
1. Bearings are based on solar observation of the East line of the Northwest quarter of Section 25 which bears N144°10'4"E.

Know all men by these presents, that the undersigned Owners and Proprietors of the land shown on the plat, hereby certify that a Plat of the Hidden Valley Estates is located in the Southeast quarter of Section 24 and the North one-half of Section 25, Township 17 North, Range 88 West of the Sixth Principal Meridian, County of Carbon, State of Wyoming, more particularly described as follows:

Beginning at the Southeast corner of Section 24; thence S14°41'04"W and along the East line of the Northeast one-quarter of said Section 24; 2507.63 feet to the East one-quarter corner of said Section 25; thence S89°30'55"W and along the South line of said Section 25; thence S11°00'00"W and along the West line of said Section 25; thence S11°00'00"W, 799.97 feet to a point on the West line of the Northeast one-quarter of said Section 25; thence S89°30'55"W and along said West line, 1084.40 feet to the North one-quarter corner of said Section 25; thence S89°30'55"W, 1475.94 feet; thence S45°15'00"W, 808.78 feet to a point on the West line of the Northeast one-quarter of said Section 25; thence S45°15'00"W, 808.78 feet to a point on the West line of the Northeast one-quarter of said Section 24; thence S12°39'40"W and along said East line, 2121.50 feet to the Point of Beginning; said boundary description consisting of 199.856 acres, more or less.

That the surveying and laying out into streets, lots, and sections known as A PLAT OF THE HIDDEN VALLEY ESTATES is with free consent and in accordance with the Ordinance of the County of Carbon, Wyoming, and that they do hereby dedicate to the public use said streets, lots, and sections.

In witness whereof, the said Owners and Proprietors have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

HIDDEN VALLEY ESTATES  
CURTIS ROCKELLE, Owner  
STATE OF WYOMING) SS  
COUNTY OF CARBON)

On this \_\_\_\_\_ day of \_\_\_\_\_, 1978, before me the undersigned Notary Public, the above described parties to the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

By commission expires \_\_\_\_\_, 1978.

Notary Public  
Mickey Public

CERTIFICATE OF SURVEY  
I, E. Max Serafini, a Registered Land Surveyor in the State of Wyoming, do hereby certify that the survey of a Plat of the Hidden Valley Estates was made under my supervision, and the accompanying plat accurately and properly shows said subdivision.

Surveyor's Certificate  
E. Max Serafini, Registered Land Surveyor No. 540

APPROVAL:  
Carbon County Planning Commission  
Chairman: Ed Miller  
Members: [Signatures]

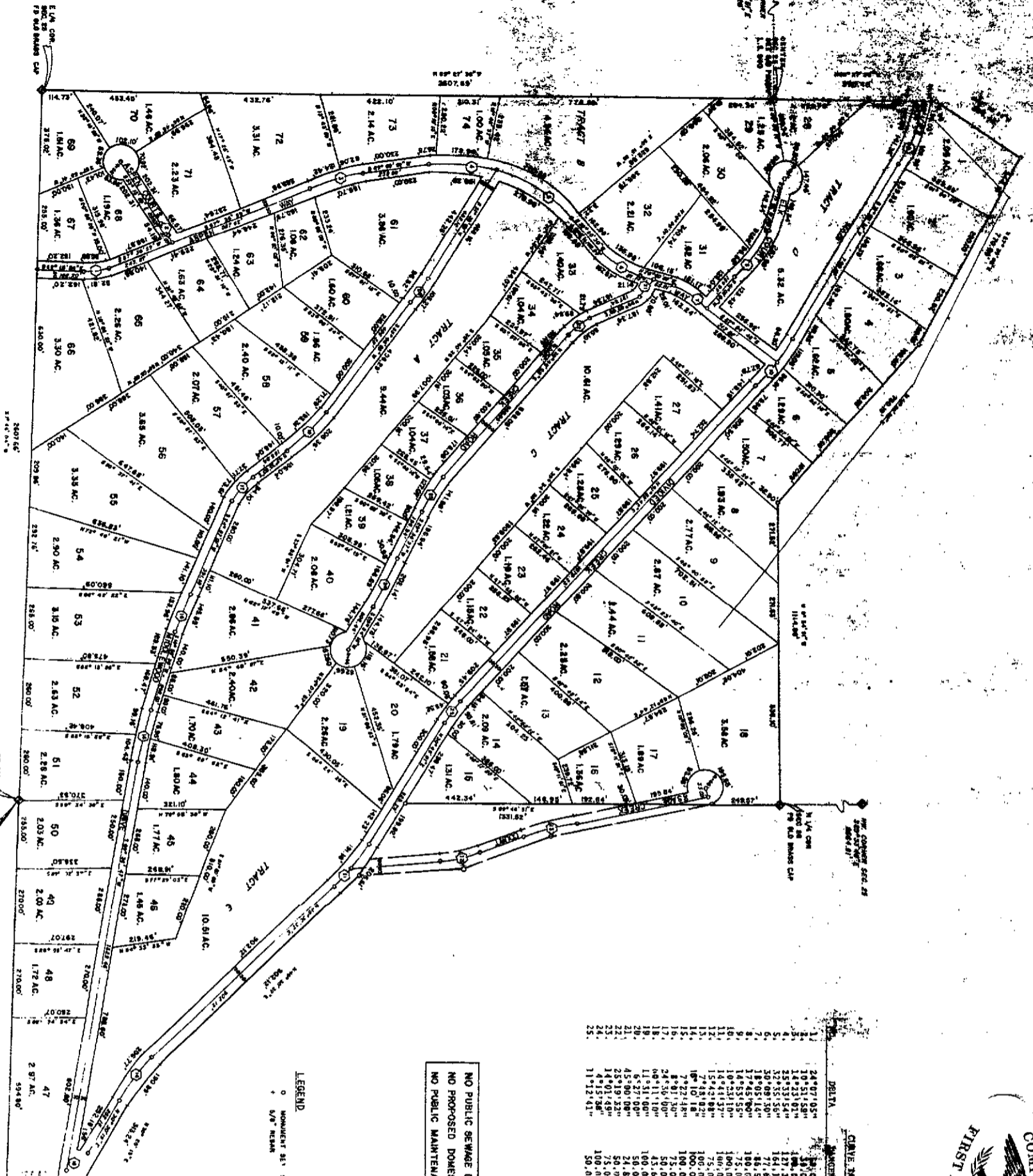
Carbon County Board of Commissioners  
Chairman: John Miller  
Members: [Signatures]

RECORDING'S CERTIFICATE  
I, Mary G. Bradford, the duly checked, qualified, and sworn County Clerk and Recorder of Carbon County, Wyoming, do hereby certify that this map was filed in my office in Carbon County, Wyoming on the \_\_\_\_\_ day of \_\_\_\_\_, 1978 and duly recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ Instrument No. 617730 at 1:40 P.M.

Mary G. Bradford  
County Clerk of Carbon County, Wyoming

# A REPLAT OF THE HIDDEN VALLEY ESTATES

A MOUNTAIN SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTH 1/2 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CARBON, STATE OF WYOMING.



DELTA  
CLAYVILLE  
ACRES

DELTA	CLAYVILLE	ACRES
1	324.05	99.52
2	10-51.58"	30.84
3	180.50	52.84
4	127.56	37.81
5	861.36	258.48
6	561.36	165.41
7	319.34	93.84
8	828.25	244.22
9	443.92	131.71
10	77.49	22.94
11	549.41	160.15
12	1200.58	356.75
13	77.34	22.89
14	146.06	42.96
15	158.85	46.75
16	750.88	218.03
17	1558.28	458.75
18	159.49	46.75
19	27.36	7.98
20	91.56	26.75
21	111.10"	32.33
22	827.20	244.22
23	46.02	13.54
24	222.54	65.87
25	159.89	46.75
26	308.49	89.81
27	509.42	149.51
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NO PUBLIC SEWAGE DISPOSAL SYSTEM  
NO PROPOSED DOMESTIC WATER SOURCE  
NO PUBLIC MAINTENANCE OF STREET OR ROADS

LEGEND  
○ MONUMENT 3/4" IRON REBAR 1/2" DIA. U.S. NO. 60  
+ 5/8" IRON



**MEYER, SEAFINI AND MEYER, INC.**  
PLATTING ENGINEERS & ARCHITECTS  
1011 W. 12TH STREET, SUITE 101  
Casper, Wyoming 82401  
TELEPHONE 235-3400

**DEED**  
I, **E. M. MEYER**, the duly elected, qualified, and acting county clerk and ex-officio recorder of deeds in and for Carbon County, Wyoming, do hereby certify that this plat was filed in my office in Carbon County, Wyoming, on this 27th day of July, 1979, and duly recorded in Book 599A at Page 23. INSTRUMENT NO 813877 AT 8:00 A.M.  
My 27th day of July, 1979.  
E. M. MEYER, COUNTY CLERK OF CARBON COUNTY, WYOMING

**RECORDED'S CERTIFICATE**

**ATTEST:**  
**WYOMING**  
**CARBON COUNTY PLANNING COMMISSION**  
DATE: 7/27/79 CHAIRMAN: [Signature]  
DATE: 7/27/79 CHAIRMAN: [Signature]  
SEAL OF CARBON COUNTY

**NOTARY PUBLIC**  
**DORIS D. WATSON**  
NOTARY PUBLIC

**DEED**  
I, **E. M. MEYER**, REGISTERED LAND SURVEYOR NO. 810  
DO HEREBY CERTIFY THAT THE SURVEY OF THE HIDDEN VALLEY ESTATES WAS MADE UNDER MY SUPERVISION, AND THE GOVERNING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.



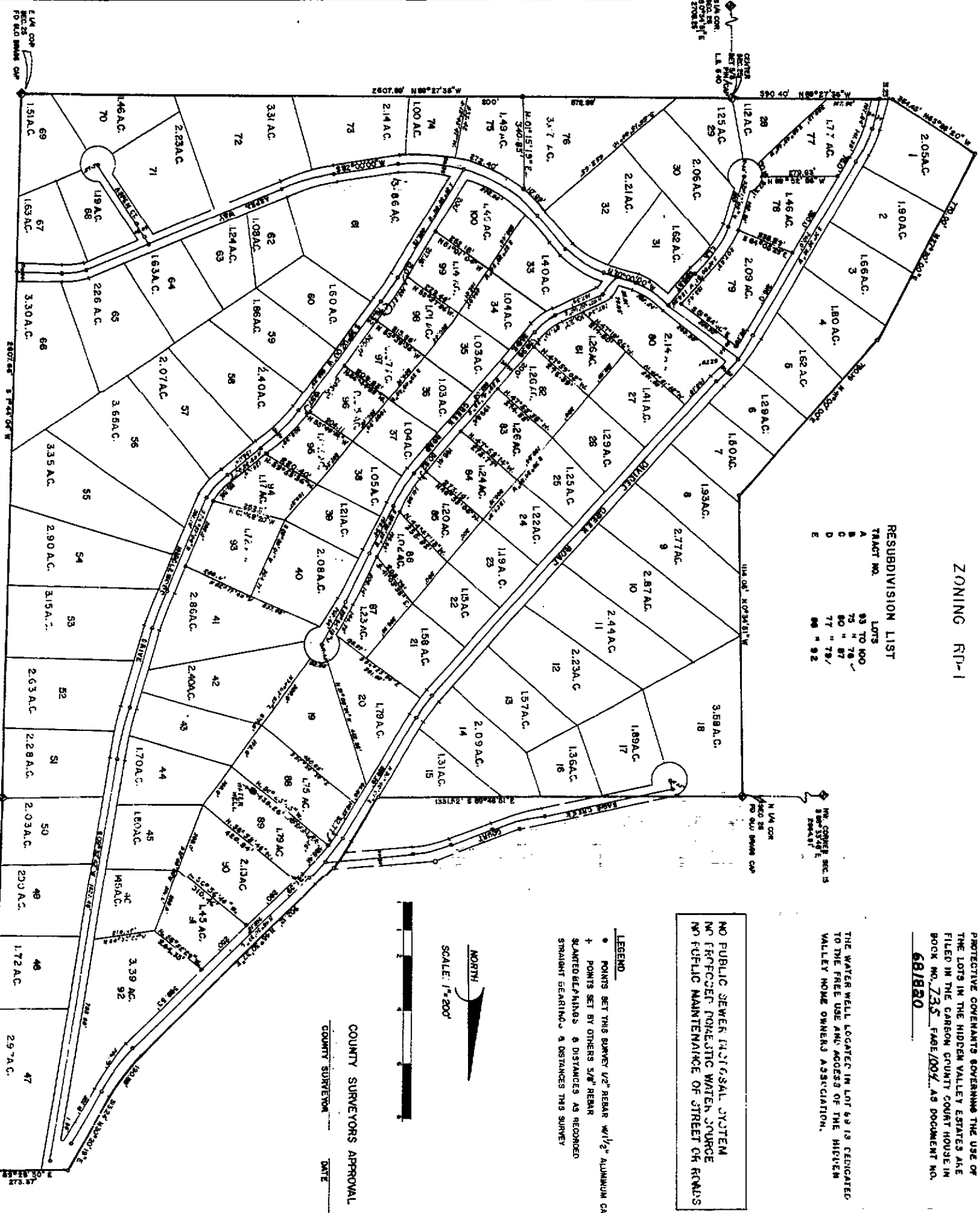
# REPLAT NO. 2 OF THE HIDDEN VALLEY ESTATES

A MOUNTAIN SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTH 1/2 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CARBON, STATE OF WYOMING.

ZONING R1-1

**RESUBDIVISION LIST**

TRACT NO.	LOTS
A	93 TO 100
B	75 TO 78
C	80 TO 83
D	77 TO 79
E	88 TO 92

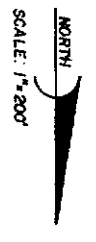


PROTECTIVE COVENANTS GOVERNING THE USE OF THE LOTS IN THE HIDDEN VALLEY ESTATES ARE FILED IN THE CARBON COUNTY COURT HOUSE IN BOOK NO. 735 PAGE 1007. AS DOCUMENT NO. 681820.

THE WATER WELL LOCATED IN LOT 69 IS DEDICATED TO THE FREE USE AND ACCESS OF THE HIDDEN VALLEY HOME OWNERS ASSOCIATION.

NO PUBLIC SEWER MUNICIPAL SYSTEM NO FIREPROOF DOMESTIC WATER SOURCE NO PUBLIC MAINTENANCE OF STREET OR RAILS

- LEGEND**
- POINT SET THIS SURVEY 1/2" REBAR WITH 1/2" ALUMINUM CAP
  - + POINTS SET BY OTHERS 3/4" REBAR
  - SLANTED BENCHMARKS & DISTANCES AS RECORDED
  - STRAIGHT BEARINGS & DISTANCES THIS SURVEY



COUNTY SURVEYORS APPROVAL  
COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE PLAT, HEREBY CERTIFY THAT A REPLAT NO. 2 OF THE HIDDEN VALLEY ESTATES IS LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTH 1/2 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CARBON, STATE OF WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTHEAST CORNER OF SECTION 24; THENCE S 1°44'04" W AND ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, 2807.66 FT. TO THE EAST 1/4 CORNER OF SAID SECTION 25, THENCE N 82°27'36" W AND ALONG THE SOUTH LINE OF SAID SECTION 25, 2807.88 FT. TO THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE N 82°27'36" W AND ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, 820.40 FT.; THENCE N 82°27'36" W, 284.46 FT.; THENCE N 87°30'00" E, 770.00 FT.; THENCE N 49°00'00" E, 790.18 FT. TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE N 0°34'00" W, 114.05 FT. TO THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE S 87°48'00" E, 1231.32 FT.; THENCE N 30°46'00" E, 192.82 FT. TO A POINT OF TANGENCY OF A CURVE TO THE RIGHT HAVING A RADIUS OF 802.94 FT., A CENTRAL ANGLE OF 14°44'36" AND AN ARC LENGTH OF 208.81 FT.; THENCE N 49°30'00" E, 502.12 FT. TO A POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING A RADIUS OF 750.88 FT., A CENTRAL ANGLE OF 15°10'00" AND AN ARC LENGTH OF 190.83 FT.; THENCE N 30°20'00" E, 312.24 FT.; THENCE S 89°29'30" E, 273.57 FT.; THENCE S 1°39'40" W ALONG SAID EAST LINE 1399.80 FT. TO THE POINT OF BEGINNING, SAID BOUNDARY DESCRIPTION CONSISTING OF 200 ACRES, MORE OR LESS, OF THE HIDDEN VALLEY ESTATES IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT THEY ARE THE OWNERS THEREOF; AND THAT THEY DO HEREBY DEDICATE TO THE PUBLIC USE SAID STREETS, LOTS AND EASEMENTS.

WE, WITNESSES HEREOF, THE SAID OWNERS AND PROPRIETORS HAVE HEREONTO SET THEIR HANDS AND SEALS THIS 15th DAY OF October, 1984.

CURTIS ROCKWELL, OWNER  
STATE OF WYOMING) 88  
COUNTY OF CARBON)

ON THIS 15th day of October, 1984, before me appeared CURTIS ROCKWELL, OWNER AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED, GIVEN UNDER HIS HAND AND NOTORIAL SEAL THIS 15th DAY OF October, 1984.

MY COMMISSION EXPIRES June 28, 1984.  
NOTARY PUBLIC *Carol D. P. [Signature]*

**SURVEYOR'S CERTIFICATE**

I, ROSE ROY LORAN, HEREBY CERTIFY THAT I DID SUBDIVIDE TRACTS A, B, C, D AND E OF REPLAT OF HIDDEN VALLEY ESTATES INTO LOTS ACCORDING TO THE DISTANCES AND BEARINGS RECORDED AND BY MEANS OF EVIDENCE RECEIVED ON THE GROUND, NO RESPONSIBILITY IS ASSUMED BY ME FOR DISTANCES AND BEARINGS NOT MEASURED BY ME NOR FOR MONUMENTS NOT SET BY ME.

ROSE ROY LORAN, SURVEYOR, NO. 504 THE B.L.S.

**APPROVALS**

CARBON COUNTY PLANNING COMMISSION  
CHAIRMAN *[Signature]* DATE 10/18/84

CARBON COUNTY BOARD OF COMMISSIONERS  
CHAIRMAN *[Signature]* DATE July 8th 1984

ATTEST *[Signature]* DATE July 8th 1984

**RECORDER'S CERTIFICATE**

I, MARY G. BRADFORD, THE DUTY ELECTED, QUALIFIED, AND ACTING COUNTY CLERK AND EX OFFICIO REGISTRAR OF DEEDS IN AND FOR CARBON COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE IN RAINLISS, CARBON COUNTY, WYOMING, ON THE 10th DAY OF July, 1984, AT 2:00 P.M. AND DULY RECORDED IN BOOK 600-2, PLATS AT PAGE 30. INSTRUMENT NO. 681820 AT 2:00 P.M.

MARY G. BRADFORD, COUNTY CLERK OF CARBON COUNTY, WYO.

DRAWN BY: L.G. DATE: 9-9-80 CHECK BY: P.Z. REVISIONS: \_\_\_\_\_

SUNDBERG'S DRAFTING  
8  
R & E ENGINEERING

RESERVATIONS AND RESTRICTIVE COVENANTS

HIDDEN VALLEY ESTATES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: Whereas Curtis Rochelle, is the owner of the following described real property, located in the Carbon County, Wyoming:

All of the Southeast one-quarter of the Southeast one-quarter of Section 24 and the Northeast one-quarter and the Southeast one-quarter of the Northwest one-quarter and the Northeast one-quarter of the Southwest one-quarter of Section 25, Township 17 North, Range 28 West, West of the Sixth P.M., County of Carbon, State of Wyoming. Said tract of land containing 200 acres more or less.

does hereby make the following declarations as to reservations, restrictions, limitations and uses to which the lots constituting said legal subdivision may be put, contemplating the development of said land as a residential area and the purchase of lots therein for residential purposes, said lands constituting a legal subdivision in accordance with a plat thereof recorded in Book 600B-Plats Page 30, in the office of the County Clerk and Ex-Officio Register of Deeds in and for Carbon County, Wyoming. The within restrictions and reservations shall govern the control, ownership, use occupancy and transfer of the lots contained in said legal subdivision under and upon the following terms and conditions.

NOW, THEREFORE, it is hereby declared that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvements and sale of the lands; and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof. The acceptance of any deed or conveyance, thereof, by the grantee or grantees therein, and their heirs, executors, administrators, successors and assigns shall constitute their covenants and agree with the undersigned and with each other, to accept and hold the property described or conveyed in or by such deed or conveyance, subject to said covenants and restrictions, as follows, to-wit:

1. NAME AND PLAT: The name of this subdivision shall be Replat No. 2 of the Hidden Valley Estates and this instrument shall be construed as a part of the plat of the subdivision as though the same were set forth thereon in full.

2. ARCHITECTURAL REVIEW COMMITTEE: The architectural review committee which is vested with the powers described herein shall consist of three (3) persons appointed by the Hidden Valley Estates Homeowners Association, Inc. Prior to the commencement of any excavations, construction, remodeling or adding to any structure, theretofore completed, there shall first be filed with the architectural review committee two (2) complete sets of building plans and specifications therefor, together with a block or plot plan indicating the exact part of the building site the improvements will cover and said work shall not commence unless the architectural review committee shall endorse said plans as being in compliance with those covenants and are otherwise approved by the committee. The committee shall have the right to refuse or approve any such plans and shall have the right to take into consideration the suitability of the proposed building and of the materials of which it is to be built, to the site upon which it is proposed to



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby declared to the extent such restrictions violate 42 USC 3604(c).

RESERVATIONS AND RESTRICTIVE COVENANTSHIDDEN VALLEY ESTATES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: Whereas Curtis Rochelle, is the owner of the following described real property, located in the Carbon County, Wyoming:

All of the Southeast one-quarter of the Southeast one-quarter of Section 24 and the Northeast one-quarter and the Southeast one-quarter of the Northwest one-quarter and the Northeast one-quarter of the Southwest one-quarter of Section 25, Township 17 North, Range 28 West, West of the Sixth P.M., County of Carbon, State of Wyoming. Said tract of land containing 200 acres more or less.

does hereby make the following declarations as to reservations, restrictions, limitations and uses to which the lots constituting said legal subdivision may be put, contemplating the development of said land as a residential area and the purchase of lots therein for residential purposes, said lands constituting a legal subdivision in accordance with a plat thereof recorded in Book 600B-Plats Page 30, in the office of the County Clerk and Ex-Officio Register of Deeds in and for Carbon County, Wyoming. The within restrictions and reservations shall govern the control, ownership, use occupancy and transfer of the lots contained in said legal subdivision under and upon the following terms and conditions.

NOW, THEREFORE, it is hereby declared that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvements and sale of the lands; and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof. The acceptance of any deed or conveyance thereof by the grantee or grantees therein, and their heirs, executors, administrators, successors and assigns shall constitute their covenants and agree with the undersigned and with each other, to accept and hold the property described or conveyed in or by such deed or conveyance, subject to said covenants and restrictions, as follows, to-wit:

1. NAME AND PLAT: The name of this subdivision shall be Replat No. 2 of the Hidden Valley Estates and this instrument shall be construed as a part of the plat of the subdivision as though the same were set forth thereon in full.

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erect the same, the harmony thereof with the surroundings and the effect of the building or other structure so planned on the outlook from the adjacent or neighboring property. The committee shall promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of said plans shall be filed as a permanent record with the architectural review committee. In the event said committee fails to approve or disapprove in writing said plans within thirty (30) days after their submission, then said approval shall not be required.

2. HOMEOWNERS ASSOCIATION: The "Hidden Valley Estates Homeowners Association, Inc.," shall be responsible for the maintenance and repair of all roads serving as access to the lots, enforcement of regulations concerning disposal of rubbish and maintenance of any required fire protection water reserves and all needs of a governmental nature whatsoever.

For every landowner in Hidden Valley Estates, membership is compulsory in the Homeowners Association. Landowners agree not to form any independent association for the purpose of subdivision government. Landowners further agree that they shall not solicit governmental services from any government, agency, political subdivision or similar body of any description other than the Hidden Valley Estates Homeowners Association.

The Hidden Valley Estates Homeowners Association is expressly prohibited from soliciting governmental services from any government, agency, political subdivision or similar body of any description.

The Association will have two membership rating classification. All owners with the exception of the developers are entitled one vote per lot as "Class A" members. The developer shall be entitled to three votes for each lot owned as a "Class B" member. When the total votes outstanding in the "Class A" membership shall equal the total votes outstanding in the "Class B" membership, the "Class B" membership votes shall cease and become "Class A" memberships.

The annual budget of the Association is established by the Board of Directors and a monthly assessment is then established for each member on a prorated basis. However, as circumstances change, the financial requirements will vary, necessitating reevaluation of assessments. Any change in assessment will require a vote of two-thirds of the total membership to enact any increase.

4. DWELLING SIZE AND QUALITY: No more than one dwelling shall be permitted on any one lot. No building or trailer shall be erected, placed or altered on any lot until the construction plans and specifications and a site plan showing the location of the structure and the grading of the lot have been approved by the architectural review committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and as to location with respect to topography and finish grade elevation. No building shall be located on any lot nearer than 50 feet of any lot line.

5. USE: The use of lots herein shall be limited to private recreational residential purposes. No more than one (1) recreational residential unit with outbuildings shall be located on any one lot. A recreational residential unit shall be occupied for recreational purposes only and shall not be used as a primary residence. A primary residence is a residence customarily used for the purposes of commuting to and from work or school, voting, and the conduct of one's normal affairs. A recreational residence is customarily used as a secondary

residence, for vacations and related recreational uses. No commercial or business use of any of the lots or recreational residential units shall be permitted. No commercial or business activity shall be conducted within the legal subdivision.

6. LIVESTOCK: No animals, livestock or poultry of any kind shall be raised, bred or kept for any commercial purpose on any tract. Swine are expressly forbidden and none shall at any time be kept on any tract for any purpose. In order to prevent overgrazing, livestock shall be kept in a small corral of not to exceed ten percent of the lot size and only allowed to occasionally graze in remaining native grass area owned and fenced by owner. The architectural review committee's approval is expressly required for the erection and maintenance of buildings and fences for livestock. All animals must at all times be under the control of the owner or owners, and any cost incurred in expelling or impounding stray livestock, including household pets, shall be borne by the owner; and refusal to make such payment shall constitute grounds to file a lien against the personal or real property of said owner of livestock.

7. SEWAGE: Sewage shall be disposed of only by and through an on lot sewage system of adequate dimensions and capacity which meets the standards and requirements of the State of Wyoming Health Department. No septic tank or field system shall be nearer than fifty (50) feet to any building lot line except with the consent of the appropriate health officials of the County and State, and no sewage, waste water, trash, garbage or debris shall be emptied, discharged or permitted to drain into any body of water in or adjacent to the subdivision.

8. RUBBISH: No portion of the property shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers and will be removed from the property to an approved public dump facility.

9. FIRES: No open fires except small camp fires will be permitted in Hidden Valley Subdivision.

10. SIGNS: All signs to be displayed to the public view must be approved by the "Architectural Review Committee", except signs used by a builder or developer to advertise the property during the construction and sales period.

11. MINING OPERATIONS: No oil or gas drilling, oil or gas development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot, nor shall oil or gas wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any building lot.

12. EASEMENTS: Easements and rights of way as shown on the recorded plat are hereby reserved in this subdivision for pipes, and conduits for lighting, electricity, gas, telephones, sewer, water or any other public or quasi-public utility service purpose, together with the right of ingress and egress at any time for the purpose of further construction and repair.

These covenants are to run with the land and shall be perpetually binding on all parties and all persons claiming under them from the date these covenants are recorded.

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate the aforesaid provisions, restrictions and covenants, wether to restrain violations or to recover damages, or both.

Invalidation of any one of these restrictions by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS THIS 16 DAY OF June, 1981.

Curtis Rochelle  
Curtis Rochelle

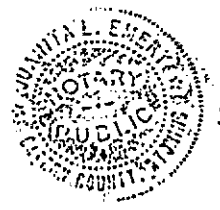
STATE OF WYOMING )  
                          ) SS  
COUNTY OF CARBON )

On this 16<sup>th</sup> day of June, 1981, before me personally appeared Curtis Rochelle, to me known to be the person described in and who executed the foregoing instrument, consisting of four typewritten pages, and acknowledged that he executed the same as his free act and deed.

Given under my hand and Notarial Seal, this 16<sup>th</sup> day of June, 1981.

Marion P. Emery  
Notary Public

My commission expires on: November 14, 1984



STATE OF WYOMING )  
Carbon County. ) No. 681820  
Filed for record on this 16th day  
of June, A. D. 1981 at 2:00  
o'clock P.M. and recorded as Book 735  
Page 1001  
May S. Bradford  
May S. Bradford, County Clerk and Ex-officio Register of Deeds  
Margaret E. Degan Deputy