

RECORDED	Apr 22	1971	AT	11:30	O'CLOCK A.M.
IN BOOK	503	OF	Misc	PAGE	392
NO.	448377			ANNA FROGATT, COUNTY CLERK	

RESTRICTIVE COVENANTS*No reverter*

WHEREAS, Joe Robert Pittman and Donna Jean Pittman of Glenrock, Converse County, Wyoming, are the owners of all of the lots in Country Estates Subdivision of Converse County located in Section 4, Township 33 North, Range 75 West of the 6th Principal Meridian, according to a certain plat recorded on the 22nd day of April, 1971, in Book 503 at Page 392 of the records of Converse County, Wyoming; and, for the mutual benefit of all of the subsequent owners of the lots comprising said subdivision, do hereby impose on said premises the covenants and restrictions hereinafter set forth, which covenants are to run with the land and bind the owners or occupants of such properties as herein outlined:

NOW, THEREFORE, Joe Robert Pittman and Donna Jean Pittman, the undersigned, do hereby declare that the real property described in, and heretofore referred to, is and shall be held, transferred, and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens, and charges hereinafter set forth:

1. THE LAND USE AND BUILDING TYPE:

No lot shall be used for any financial or commercial reasons whatsoever. Only single family dwellings shall be erected, altered, placed, or permitted on any lot except as otherwise specified below, provided, however, that tracts A, B, and C may be utilized for trailer court purposes.

2. BUILDING LOCATION:

No building shall be located on any lot nearer to the front line or nearer to the side lot line than the minimum building setback lines as provided by the ordinance of the Town of Glenrock pertaining thereto. In any event, no building shall be located on any lot nearer that twenty-five (25) feet to the front lot line, or nearer that twenty-five (25) feet to any side line. No dwelling or other building shall be located closer than ten (10) feet to a side lot line.

No dwellings or other buildings shall be located on any interior lot nearer than ten (10) feet to the rear lot line.

For purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach on another lot.

3. LIVESTOCK PERMITTED:

No commercial livestock operation shall be permitted; however, this shall not be construed in such a way as to prohibit the maintenance of livestock on the premises for the immediate use of the families and for their sole convenience.

Any livestock maintained on the premises must be properly, substantially, and lawfully fenced and housed.

4. FENCING:

All fences constructed along side lot lines or rear lot lines, other than existing fences, will be of sheep type construction. Any existing fences must be made to conform with these fencing requirements within ten (10) years of the filing date of these covenants. All fence posts will be either constructed of treated wood or steel. All fences bordering the front lot lines or along streets or roads must be of a corral style; such as pole fences or horizontal two by six wood railings on wood posts.

5. LOT SUBDIVISIONS:

No tract may be subdivided into smaller building tracts.

6. EASEMENTS:

Easements for the installation and maintenance of utilities and drainage facilities are reserved as indicated and shown on the plat designating the Country Estates Subdivision, and recorded in Book 503, at Page 303 of the records of Converse County, Wyoming.

7. NUISANCES:

No noxious, offensive trade or activity, or commercial,

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industrial, or professional business or activity shall be carried on upon any building site, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. In this regard, to avoid as much as possible any unsightliness and junkiness. No vehicles will be allowed on the roads or on the premises that are not properly licensed and completely operational. This covenant will be strictly enforced by the District Courts. (This covenant is for the protection of the value of your property).

8. SIGNS:

No sign of any kind shall be displayed to the public view on any lot except one side of no more than five (5) square feet advertising the property for sale or rent when necessary, or signs used by a building contractor to advertise the property during the construction and sales work.

9. OIL AND MINE 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 any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot. Grantors expressly reserve the right of ingress and egress for mineral development.

10. GARBAGE AND REFUSE DISPOSAL:

No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage, or other waste shall not be kept except in a commercial sanitary container or containers with lids and handles, not to exceed thirty (30) gallons for each container. All incineration or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them for a period of thirty-five (35) years from the date these covenants are recorded. After such time said covenants shall be automatically extended for a successive period of ten (10) years, unless altered by written agreement of the owners of a majority of the lots in said subdivision.

It is expressly understood that the covenants herein may be amended or changed by any instrument signed by the owners of a majority of the tracts.

IN WITNESS WHEREOF, the parties have set their hands the 21st day of April, 1971.

Joe Robert Pittman
Joe Robert Pittman

Donna Jean Pittman
Donna Jean Pittman

State of Wyoming)
) ss
County of Converse)

The foregoing instrument was acknowledged before me this 21st day of April, 1971.

Witness my hand and official seal.

Lawrence M. Day
Notary Public

