

## DECLARATION OF PROTECTIVE COVENANTS

## EDWARDS SUBDIVISION

THIS DECLARATION, made this <sup>20<sup>th</sup></sup> day of November, 2006, by David R. Edwards and Glenda C. Edwards, hereafter "DECLARANTS". The undersigned DECLARANTS do hereby publish and declare that, in addition to provisions of Wyoming statutes and the ordinances of Converse County, Wyoming, the following covenants shall be deemed to run with the land described herein and shall further be a burden and benefit to DECLARANTS, their successors and assigns, and to any persons, or entities, acquiring or owning an interest in the real property described herein, or any portion thereof, their legal representatives, heirs, successors, and assigns. The real property which is the subject of this DECLARATION OF PROTECTIVE COVENANTS is described as follows:

**Lots 1, 2, and 3, Edwards Subdivision, a subdivision of Tract 13 of the Brownfield-Hamilton and Hamilton Tracts, Converse County, Wyoming, as recorded in Plat Cabinet 3, Slide No. 8 in the office of the Converse County Clerk.**

## PROTECTIVE COVENANTS

1. LAND USE - The described above shall not be further divided. The Lots shall only be used for residential and small business use. The Lots shall not be used for the outside storage of equipment or vehicles.
2. BUILDINGS - All buildings shall be of new construction.
3. NUISANCE - No noxious or offensive activity shall be carried on upon any Lot which activity creates a nuisance to the owners of adjoining or nearby Lots and all Lots shall be maintained in an attractive and orderly manner.
4. LIVESTOCK AND POULTRY - No animals, livestock, or poultry of any kind, especially dogs and cats, shall be raised, bred, or kept on any Lot, except in a secure fenced area.
5. DURATION - These covenants shall be binding for a period of twenty-five years from the date this instrument is recorded and shall thereafter be extended automatically for successive periods of twenty-five years unless an instrument executed by one hundred percent (100%) of the then owners of all the Lots has been recorded which instrument changes these covenants in whole, or in part.

6. ENFORCEMENT - These covenants may be enforced by any person or entity owning any of the Lots by proceedings at law, or in equity, against any person or entity violating or attempting to violate any of these covenants.

7. SEVERABILITY - Invalidation of any portion of these covenants by judgment or court order shall not invalidate the remainder of these covenants and they shall remain in full force and effect.

IN WITNESS WHEREOF the Declarants have executed these Covenants the day and year first above written.

*David R. Edwards*  
David R. Edwards

*Glenda C. Edwards*  
Glenda C. Edwards

STATE OF WYOMING )  
COUNTY OF CONVERSE )

The foregoing was acknowledged before me by David R. Edwards and Glenda C. Edwards this 29<sup>th</sup> day of November, 2006.

Witness my hand and official seal.



*Judith L. Johnston*  
Notary Public

