

A Subdivision of Converse County, Wyoming BOOK 809 PAGE 39

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, being the sole owner of all lands in Engdahl Subdivision, a Subdivision of Converse County, Wyoming, located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, T. 32 N., R. 72 W. of the 6th P.M., and more particularly described as follows;

Starting at the Northwest Corner of Section 24, T.32N., R. 72W. of the 6th P.M., said point is also the point of beginning; thence N.89⁰35'45"E. along the north line of said Section 24, a distance of 1320.79 feet to the northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24; thence S.00⁰16'33"W. along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24., a distance of 1177.58 feet; thence N.89⁰35'27"W. a distance of 360.51 feet to a point on the east line of of the Huxtable Subdivision; thence N.00⁰24'33"E. along said east line of the Huxtable Subdivision, a distance of 317.64 feet to the northeast corner of the Huxtable Subdivision; thence N.89⁰35'27"W. along the north line of the Huxtable Subdivision, a distance of 962.88 feet to a point on the west line of said Section 24; thence N.00⁰24'33"E. along said west line of Section 24, a distance of 841.19 feet back to the point of beginning. Said tract of land containing 28.433 acres, more or less, as shown on the plat and dedication there of duly recorded in the office of the County Clerk of Converse County, State of Wyoming in Cabinet 2, slide 104, with the following covenants and declarations as to limitations and restrictions on uses to which the property described above may be put, hereby specifying that said declaration shall constitute covenants to run with all of the land and shall accrue to and be binding upon all future owners of the property.

The purpose of these restrictions is to insure the use of the property for attractive residential purposes, to prevent nuisances, and to secure to each lot owner the full benefit of his property, with no greater restriction upon the free and unhindered use of his property than is necessary to insure the same advantages to the other owner.

1. BUILDING, ETC., APPROVAL:

(a) There shall be no more than one single family dwelling together with associated out buildings, sheds, barns, or similar facilities on any one tract of land.

(b) At such time as a permanent dwelling is built upon the tract, each owner shall be required to construct underground sanitation facilities in conformity with the laws of the State of Wyoming, and the same shall be placed upon each tract so as not to create any unsafe conditions, or create any nuisance to owners of adjoining tracts.

(c) All water for domestic and culinary purposes shall be drawn from drilled wells or other water supplies located upon Engdahl Subdivision. Nothing herein contained shall be construed to prevent all owners of this subdivision from construction common water or sanitation facilities by private agreement, so long as the same meet with these requirements and the sanitation laws of the State of Wyoming.

NO PROPOSED DOMESTIC WATER SOURCENO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEMNO PUBLIC MAINTENANCE OF STREETS OR ROADS

Each lot owner shall be responsible for installation, use and maintenance of his private sewage disposal, in full compliance with applicable Wyoming laws or regulations. However, by a two-thirds (2/3) vote of all lot owners of this Subdivision, a common or public sewage system may be adopted, installed, operated and financed as provided in 1. (c) above.

2. BUILDING LOCATION:

No building shall be located on any lot nearer than 50 feet from the centerline of any dedicated street or road.

3. PROHIBITED OPERATIONS:

(a) There shall not be permitted any burial of any human remains.

(b) There shall not be permitted any labor camps, junk yards, drilling for oil and gas, oil refining, quarrying or mining operations, or stock yards or slaughter operations or rendering work or smelting, not any similar uses though not

specifically named herein which would be obnoxious to and not in harmony with the general plan, purpose and use of the Engdahl Subdivision.

(c) All pets and livestock must, at all times, be under the physical control of the owner. No pets shall be allowed to run loose except in enclosed areas located upon the owner's lot. The owner shall be responsible to prevent unusual barking and noise from their pets.

4. The users and owners of said land must (a.) keep the property free and clear of weeds, trash, or other unattractive refuse and vegetation, (b) keep rubbish, garbage and other waste disposed of in a sanitary manner, (c) store materials, or park vehicles for long terms only at areas which are not unattractive and which do not intrude upon the street. No tract or any part thereof, shall be used or maintained as a dumping ground for rubbish. Burning of trash shall be permitted only as provided by law and in containers designed for that purpose and at such a time of the year as it shall not constitute a fire hazard.

5. The owner or owners of any of the above described real property may enforce the requirements and limitations herein set forth by proceedings at law or in equity against any person or persons violating or attempting to violate any of said requirements and limitations, either to recover damages for such violation or to restrain such violation or attempted violation.

6. The foregoing conditions and limitations are to be construed as covenants running with the land and shall be binding on all persons claiming any part of said land for a period of twenty-five years from the date these presents are recorded in the office of the Clerk and Recorder of Deeds, Converse County, State of Wyoming. These presents may be extended or amended by two-thirds (2/3) vote of all lot owners, in writing; subject to compliance with any laws, rules or regulations duly enacted by the State of Wyoming or its legal subdivisions.

7. Invalidation of any part of the requirements and limitations herein set forth by judgement or court order shall in no way affect any of the provisions, which shall remain in full force and effect.

These Covenants and Restrictions shall be binding upon the undersigned and all subsequent owners or persons having an interest in Engdahl Subdivision.

IN WITNESS WHEREOF, the undersigned have set their hands this 17 day of June, 1983.

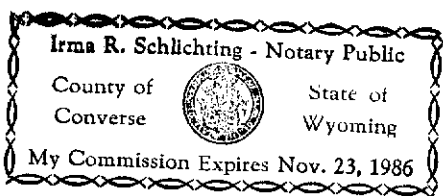
Engdahl Subdivision

by Howard E. Hustable

ATTEST:

STATE OF WYOMING)
) SS.
COUNTY OF CONVERSE)

The foregoing instrument was acknowledged before me this 17 day of June 1983, by Howard E. Hustable of Engdahl Subdivision.



Irma R. Schlichting
NOTARY PUBLIC

My commission Expires:
November 23, 1986

