

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR JADE ACRES DEVELOPMENT

LOTS 2,3 & 4

Converse County, Wyoming

GENERAL CONDITIONS AND RESTRICTIONS

1. **Zoning Regulations:** No lot shall be occupied, using by, or for, any structure or purpose which is contrary to the zoning regulations of Converse County, Wyoming
2. **Land Uses:** Any noxious activity shall be permitted on any lot, which is or might become a nuisance to adjoining lots.
3. **Animals:** Any or all outside animals must be controlled and confined to the immediate lot. No animals shall be allowed to run loose, or become a nuisance or danger to the residents of the area.
4. **Trash:** Rubbish, garbage and other waste shall be kept and disposed of in a sanitary manner. No lot or easement shall be used or maintained as a dumping ground for rubbish or other refuse. All containers or other equipment for the storage or disposal of garbage, trash, rubbish or other refuse shall be kept in a clean sanitary condition. No trash, litter or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises. All refuse and trash shall be removed from all lots and tracts and shall not be allowed to accumulate.
5. **Sanitary Systems:** No sanitary system may be constructed unless approved by the county.
6. **Damaged or Destroyed Structures:** in the event any structure is destroyed either wholly or partially by fire or other casualty, such structure shall be promptly rebuilt or remodeled to conform with the covenants contained herein, or all remaining portions of the structure, including foundations, and all debris, shall be promptly removed from the property.
7. **Maintenance:** Each lot and all improvements from time to time located thereon shall be maintained by the owner thereof in good condition and repair, and in such manner as not to create a fire hazard, all at lot owner's sole cost and expense.



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- 8. **Drainage, Ditches & Terraces:** Grading, contouring or alternating the natural drainage of surface waters may be altered only to the extent that erosion control shall not be jeopardized.
- 9. **Minimum Setback Requirements:** Each building on a lot shall have minimum setback distances measured from the lot lines to the nearest wall of structure of 25 feet.
- 10. **Hazardous Waste:** Hazardous waste shall not be stored on the lot. Any and all oils shall be stored in an approved container.
- 11. **Utilities:** All utilities will be buried to the depth that is specified per utility. All utilities will be buried with in the utility easement area. There shall be no overhead utilities.
- 12. **Roads:** All roads constructed shall have proper drainage.

Signature: [Signature] 8-19-10

Owner/Developer Rodney Rudolph Christenson

Signature: [Signature] 8-19-10

Owner/Developer Jean Debra Christenson

The foregoing instrument was acknowledged before me by Rodney Rudolph / Jean Debra Christenson

This 19 day of Aug, 2010

Witness my hand and official seal:

My term expires: 6/15/14 Kerry Mills
(Notary Public or County Clerk)



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