

RECORDED	Nov 22	1972	AT 3:00	CLOCK P.M.
IN BOOK	534	OF	Misc	PAGE 154
NO.	432854			
ANNA FROBART COUNTY CLERK				

RESTRICTIVE COVENANTS FOR LARAMIE PEAK
TRACTS NO. 1, A SUBDIVISION OF
CONVERSE COUNTY, WYOMING

KNOW ALL MEN BY THESE PRESENTS:

HARRY S. DUNHAM, SARA N. DUNHAM, MERLE H. DUNHAM and MONA R. DUNHAM are the owners of that certain property described as Laramie Peak Tracts No. 1, a subdivision of Converse County, as shown by the plat thereof recorded in the records of the Converse County Clerk, Douglas, Converse County, Wyoming. The owners intend to sell, dispose and convey the lots as set forth and delineated on such plat, and desire to subject all of said lands and lots comprising said lands to the protective covenants, conditions, restrictions and reservations hereinafter set forth and referred to as "covenants".

NOW, THEREFORE, the owners hereby establish a general plan for the protection, maintenance, development and improvement of said lands and such covenants are for the mutual benefit of all lots now comprising said lands and of any additional lots created within said lands, and the owners hereby fix and establish the covenants upon said lands for the mutual benefit of the lots comprising said property and each owner thereof, and such covenants shall run with the land and shall inure to and pass with each and every parcel or lot therein, and shall apply to and bind the respective owners, their successors and assigns.

SAID COVENANTS ARE AS FOLLOWS:

1. LAND USE AND BUILDING TYPE:

No lot may be used for any purpose other than recreational residential purposes and no residential building shall be permitted

which shall house more than one (1) family. No building erected on said lots shall be erected nearer than twenty-five (25) feet to any boundary lines of said lot with the exception of auxiliary buildings along dedicated roadways in which case no setback shall be required. For the purpose of this covenant, eaves, steps and open porches shall be considered as a part of the building. No lot is to be resubdivided into smaller tracts or lot or conveyed or encumbered in any size less than the full dimensions shown on the recorded plat except Lot 11 which may be subdivided into tracts of no smaller size than two (2) acres each.

No trailers, trailer houses or mobile homes will be allowed as permanent improvements; but, will be acceptable for a period not to exceed five (5) years from the date these covenants are filed of record or for seasonal use not to exceed ninety (90) days.

2. FENCES:

Any fences constructed adjacent to roadways must be pole type fences on wooden posts.

3. ANIMALS AND PETS:

No animals or poultry shall be kept on any of the lots which are smaller in size than three (3) acres except ordinary household pets belonging to the household.

4. NUISANCES:

No noxious, offensive trade or activity, or commercial, industrial, or professional business or activity shall be carried on upon any tract site, nor shall any tract site be used for dance hall or religious gathering purposes, 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.

5. GARBAGE AND REFUSE DISPOSAL:

No tract 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. All incineration or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and all shall either be removed for disposal, incinerated or buried in accordance with proper sanitary standards.

These covenants are to run with the land and shall be binding on all parties and all persons claiming an interest in and to any of the land for a period of ten (10) years from the date these covenants are recorded. After such ten (10) year period these covenants shall be automatically extended for successive periods of ten (10) years each, unless altered or amended by written agreement of the owners of a majority of the tracts.

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

It is further expressly understood that these covenants may be enforced by the individual owners of the tracts in the District Court for Converse County, Wyoming.

Hereby relinquishing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the parties have set their hands the

