



962128 Book - 1363 Page - 399  
Recorded 7/6/2009 At 11:15 AM  
Lucile, K. Taylor, Converse County Clerk & Recorder

BOOK 1363 PAGE 399

Declaration of Protective Covenants, Restrictions and Conditions of:

Meadowlark Trails Subdivision  
Douglas, Wyoming

This declaration of covenants and restrictions is made this 6<sup>TH</sup> day of July, 2009 by Meadowlark Trails, LLC.

Article I: Intent and Scope of Covenants

Section I: INTENT

This Declaration of Protective Covenants is intended to facilitate and regulate the construction and placement of appropriate improvements within the real property, as well as the proper use of the property for the purpose of preserving and enhancing the value, desirability and attractiveness of Meadowlark Trails Subdivision.

Section II: SCOPE

The Declaration of Protective Covenants applies to all lots in Meadowlark Trails Subdivision.

Article II: Design and Construction

Section I: DESIGN

All home construction shall be new on site construction and no mobile homes and/or manufactured homes shall be permitted. Pre-existing stick built homes proposed and relocated from other locations are also not permitted.

No building or structure shall be constructed, altered or maintained on any lot unless it has a driveway running from a street to the dwelling, which must be of sufficient area to park at least two cars entirely off the street right of way. All driveways shall be constructed of concrete or asphalt surfacing.



**962128 Book - 1363 Page - 400**  
Recorded 7/6/2009 At 11:15 AM  
Lucile, K. Taylor, Converse County Clerk & Recorder

**BOOK 1363 PAGE 400**

No trailer nor other portable mobile structure, nor basement, tent, garage, or any other structure except a bonafide residential structure erected on a lot may at any time be used as a residence (temporarily or permanently).

No storage or display of business materials, goods, supplies, commercial equipment, commercial tractors, and /or other heavy equipment shall be stored on any lot located in this subdivision.

Section II: CONSTRUCTION

At all times during the construction period a trash dumpster shall be located on the sight and all construction debris shall be placed in the dumpster.

All roads shall be kept clean at all times. Any dirt or debris deposited on any road or other lot by any vehicle entering or leaving the owners sight shall be cleaned and removed immediately.

Building materials shall be stacked neatly on the sight, and shall not be stored on adjoining property. Any damage to improvements on any other lot shall be restored or compensated promptly.

Any equipment that is not rubber tired and that is used in excavating or construction may only be loaded or unloaded within the boundary lines of each respective lot, where said excavating or construction is being performed.

Proper and adequate barricades shall be provided for protection of any open excavation, formed and/or poured foundation walls prior to backfilling and or completion of first floor.

All building structures or improvements of any kind must be completed within twelve months of the commencement date of construction. Finish landscaping must be completed within twelve months following certificate of occupancy.

All structures requiring permit must be acquired from the City of Douglas prior to start of said construction.

Article III: Lot Appearance

Section I: LOT APPEARANCE

No person shall accumulate on any lot any junked or inoperative vehicles, litter, refuse or any other unsightly materials. Garbage and other refuse shall be placed in approved receptacles and shall be properly screened.



962128 Book - 1363 Page - 401

Recorded 7/6/2009 At 11:15 AM

Lucile, K. Taylor, Converse County Clerk & Recorder

BOOK 1363 PAGE 401

Firewood shall be stacked neatly and generally located where it can not be seen from the street, and in a manner that does not harbor rodents, noxious insects, or other nuisances.

No one owning or occupying any portion of a lot shall create, permit, or maintain any nuisance on the premise including but not limited to, unsightly signs, refuse piles, unkept yards, unsightly fences, landscaping and exterior paint color. Furthermore, no offensive trade or activity shall be carried out upon any lot, nor shall anything be done thereon which may be or become any annoyance or a nuisance to the neighborhood.

Section II: EASEMENTS

Certain perpetual easements are reserved as shown on the recorded plat. The owner or occupant of a lot shall, at their own expense, keep and preserve that portion of the easement within their lot in good repair and condition, and shall neither erect or permit erection of any building, structure or fences of any kind within the easement which might interfere with the use of such easement.

Section III: OWNERSHIP

All local codes and ordinances pertaining to property ownership beyond these listed covenants shall be followed at all times. These can be obtained from the City of Douglas.

These covenants have been approved by and drafted before me on this day July 6, 2009.

Meadowlark Trails, LLC.  
A.V. Russell [Signature]

Witness: [Signature]

State of Wyoming

ss

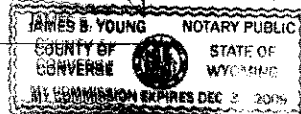
County of CONVERSE

The foregoing instrument was acknowledged before me by A.V. RUSSELL, this 6 day of July, 2009.

Witness my hand and official seal.

[Signature]  
Notary Public

My commission expires:



12-31-2009