

Scott Addition  
GlenRock

SCOTT DEVELOPMENT COMPANY,  
a Wyoming corporation, for  
itself, its successors and  
assigns,

-to-

THE PUBLIC.

PROTECTIVE COVENANTS.

Dated November 21, 1958.

Recorded November 26, 1958 at 3:00  
P.M.

Book 318: Page 444.

Instrument No. 286194.

Scott Development Company, a Wyoming corporation, for itself, its successors and assigns, hereby files the following protective covenants upon Scott Addition to the Town of Glenrock, Converse County, Wyoming:

Area of Application

1. Fully-protected Residential Area

The residential area covenants in Part C in their entirety shall apply to entire subdivision.

Residential Area Covenants

1. Land Use and Building Type.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.

2. Architectural Control

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line. There shall be no front-yard fencing, walls or hedging.

3. Dwelling Size

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 840 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

4. Building Location

No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. In event a house is turned on a corner lot to face the

side street, the setback line at the front of the lot shall be five feet greater than the setback of the adjoining house and the setback line on the side street shall be 25 feet. No building shall be located nearer than five feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building set back line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. Lot Area and Width

No building shall be erected or placed on any lot having a width of less than 55 feet at the front line of the house constructed upon said lot, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet.

6. Easements.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

7. Nuisances.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. Temporary Structures.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. All construction shall be new and no building or buildings shall be moved from another location to any site within the subdivision.

9. Signs.

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. Oil and Mining Operations.

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

## 11. Livestock and Poultry.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

## 12. Garbage and Refuse Disposal.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Architectural Control Committee.

## 1. Membership.

The architectural control committee is composed of R. H. Scott, 811 South Wolcott, Casper, Wyoming; C. E. McQueary, Jr., P. O. Box 42, Glenrock, Wyoming; and N. O. Reed, P. O. Box 8, Glenrock, Wyoming. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor the designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its power and duties.

## 2. Procedure.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

General Provisions.

## 1. Term.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.

318:444.

2. Enforcement

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain or to recover damages.

3. Severability.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

MADE, dated and signed this 21st day of November, 1958.

Signature

SCOTT DEVELOPMENT COMPANY  
By: Raymond H. Scott, President  
Attest: Donald E. Chapin, Secretary

(CORPORATE SEAL)

Acknowledged in Natrona County, Wyoming, November 21, 1958, by Raymond H. Scott, president of Scott Development Company, a Wyoming corporation, in corporate form, before W. E. Matz, Notary Public (Seal) Commission expires October 27, 1962.