

RECORDED APRIL 10 79 AT 9:00 O'CLOCK A.M.
BOOK 695 Misc. PAGE 521
DOROTHY L. TAYLOR
COUNTY CLERK

BOOK 695 PAGE 521

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

MILL-WILL, INC., a Wyoming corporation, is purchasing from Brubaker Ranches, Inc., a Wyoming corporation, under Contract for Deed escrowed at the First National Bank of Glenrock, Wyoming, the following described real property situate in Sunup Ridge Subdivision to the Town of Glenrock, Converse County, Wyoming, to-wit:

All lots in Blocks 1 and 2, and Lot 1, Block 3, Sunup Ridge Subdivision to the Town of Glenrock, Converse County, Wyoming.

WHEREAS, the undersigned, intending to sell, dispose and convey said land and desiring to subject all of said land to these protective covenants, conditions, restrictions and reservations as hereinafter set forth and referred to as "Covenants":

NOW, THEREFORE, Mill-Will, Inc., purchaser of the real property described above, hereby establishes a general plan for the protection, maintenance, development and improvement of said land and such covenants are for the mutual benefit of all lots hereafter conveyed from the above described premises, and such covenants shall run with the land and shall inure to and pass with each and every lot therein, and shall apply to and bind the respective owners, their successors and assigns:

SAID COVENANTS ARE AS FOLLOWS:

1. No building or structure of any kind whatsoever other than a single family dwelling shall be erected on the property, and any such dwelling shall be used for residential purposes only.
2. All dwellings shall have minimum of a two car attached garage.
3. No foundations of dwellings shall be constructed of wood.
4. The ground floor of one-story dwelling will have at least 1,200 square feet of living area exclusive of

garage; the top level of a bi-level dwelling will have at least 1,200 square feet of living area exclusive of garage.

5. Each dwelling shall have a masonry or brick front wainscot, a minimum of four (4') feet in height, across the entire front of the dwelling excluding doors and windows.

6. When any house shall be constructed on a lot, the owner of the lot on which such house is constructed shall within twelve (12) months cause the front and rear yards to be seeded, or sodded, and suitably planted with grass and decorative shrubs, excepting, however, such part of the area as shall be constructed as and used for driveways and parking space.

7. All fences must be constructed exclusively of wood with the exception of posts which may be metal posts. There shall be no chain link fences allowed.

8. Rubbish, trash, garbage or other waste shall only be kept in sanitary receptacles, at all times, and out of the public view from the street.

9. The parking of boats, campers, vans, snowmobiles, snowmobile trailers, motorcycle trailers, motor homes, travel trailers and any other type of recreational vehicle shall be prohibited on the public streets. Recreational vehicles must be parked off the public street and on adequate cement pads parallel with or behind the dwelling.

10. No noxious, offensive trade or activity, or commercial, industrial or professional business or activity shall be carried on upon any lot, nor shall any lot be used for dance halls or religious gathering purposes, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

11. To avoid as much as possible any unsightliness or junkiness, no vehicles will be allowed on the premises that are not properly licensed and completely operational, excluding temporary repairs not exceeding one (1) month in duration.

The covenants contained herein 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 lots for a period of thirty-five (35) years from the date these covenants are recorded. After such thirty-five (35) year period these covenants shall continue to be renewed in continuous tenure increments unless an instrument signed and recorded by two-thirds (2/3) of the then owners agree to change said covenants in whole or in part.

It is further expressly understood that these covenants may be enforced by the individual owners of the lots in the District Court for Converse County, Wyoming, or such other court of judicial jurisdiction in Converse County, Wyoming.

IN WITNESS WHEREOF, Mill-Will, Inc. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the 9 day of April, 1979.

MILL-WILL, INC., a Wyoming corporation

BY Leonard E. Miller
Leonard E. Miller, President

Attest:

Richard Roy Williams
Richard Roy Williams, Secretary

NO SEAL

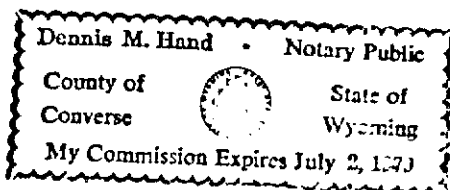
STATE OF WYOMING)
) ss
COUNTY OF CONVERSE)

The foregoing instrument was acknowledged before me by Leonard E. Miller, President of Mill-Will, Inc., a Wyoming corporation, this 9 day of April, 1979.

Witness my hand and official seal.

Dennis M. Hand
Notary Public

My Commission Expires:



RESTRICTIVE COVENANTS

MILL-WILL, INC.

TO

FIRST NATIONAL BANK OF GLENROCK

539059

539059

DEEDS

RECORDED IN THE OFFICE OF DEEDS

APR 10 1979

day of APR 10 1979

695

521

Deed of Trust

County of ... State of ...

Hand, Rent & Heat

McGowan Natl Office

Ady

7527 Durbin St

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