

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This declaration is made the 11th day of May, 2006, by Richard Roy Williams and Mary Lynn Williams, husband and wife, ("developer") as to that certain real property in Converse County, State of Wyoming (the "property") legally described as follows:

Tracts L, M, N and P, Williams Subdivision No. II, Converse County, Wyoming

**RECITALS**

Developer is the owner in fee simple of the property; and

Developer intends to and has subdivided the property into Williams Subdivision No. II, filed May 11, 2005, and recorded as Instrument 924050, in Book CB 3, in the office of the County Clerk, Converse County, Wyoming; and

Each tract, together with the restrictions, easements, covenants, conditions and rights appurtenant to it granted by this declaration, shall be conveyed separately in fee simple; and

Developer makes this declaration to protect the value, attractiveness and desirability of the property;

Now, therefore, developer declares that all of the property (as defined above) shall be held, sold and conveyed subject to the following covenants, conditions and restrictions, which shall constitute covenants burdening and running with the property and shall be binding on their heirs, successors, representatives and assigns.

**SECTION ONE  
RIGHT TO ENFORCE**

The owner or owners of part or all of the following tract shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the covenants, restrictions or conditions, in addition to ordinary legal actions for damages. The failure of the parties or owner or owners of the following tract to enforce any covenants, restrictions or conditions set forth in this declaration at the time of a violation shall in no event be deemed to be a waiver of a right to do so subsequently.

Tract O, Williams Subdivision No. II, Converse County, Wyoming

**SECTION TWO  
DURATION**

All of the covenants, restrictions, and conditions set forth in this declaration shall continue and be binding on the parties and their successors and assigns for a period of 20 years from the date this declaration is filed for record in the office of the county clerk in and for Converse County, Wyoming.

**924085 Book - 1284 Page - 0409**  
Recorded 05/12/2006 At 08:30 AM  
Lucille K. Taylor, CONVERSE COUNTY Clerk & Recorder

**SECTION THREE  
COVENANTS, RESTRICTIONS AND CONDITIONS**

A. Land Use: No tract of land shall be used for any purpose other than single family dwellings. Any business use is prohibited.

B. Building Type: Single family homes include modular and manufactured homes, but does not include trailers, sometimes also called "single-wide mobile homes."

C. Nuisance: Without limitation, the following uses and structures shall be prohibited: noxious dangerous, offensive, or unduly noisy; open burning; those uses constituting a nuisance; stables, kennels or other uses involving animals or the breeding thereof (except that customary household pets in reasonable numbers kept under leash or control and which spend each night with the confines of a home shall be permitted; windmills, antennas, elevated storage tanks and aeriels visible from outside the tract; operation of dirt bikes, snowmobiles, motorcycles, all-terrain vehicles or other engine-powered motor vehicles, except for automobiles and trucks. Provided that an owner may use any part of his tract for purposes of entering, exiting, and storing these vehicles.

D. Structures, Vehicles, Pets and Other Items:

1. No signs, sign boards or advertising structures of any kind shall be erected or placed on any tract except one unlighted name and address sign and except signs not exceeding five square feet required to advertise the property during construction and/or resale or renting period.

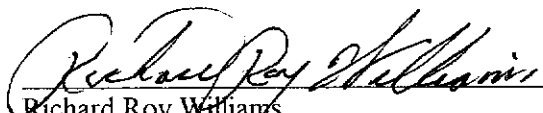
2. No motor vehicle not displaying current registration plates.

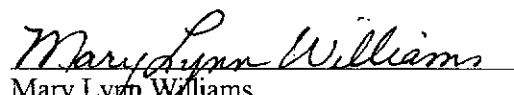
3. No animals, livestock, poultry (except two ducks) of any kind shall be raised or bred or kept on any tract, except that a) that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes, and do not exceed three in number, and (b) horses may be kept under the same circumstances if they do not exceed two in number. Pets and animals must at all times be under the control of their owner; and there shall be no unusual barking and noise from pets that may be heard outside of the tract.

E. Restrictions Related to Lighting: All individual site lighting shall be non-glaring, low intensity, subdued in nature, and shielded from surrounding property in such a manner as to conceal light sources and reflector surfaces from view substantially beyond the perimeter of the area to be illuminated.

**SECTION FOUR  
SEVERABILITY**

Should any part of these covenants be declared invalid or unenforceable, such decision shall not affect the validity of the remaining covenants.

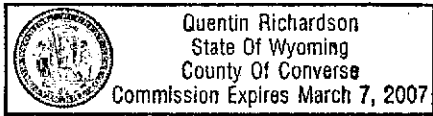
  
Richard Roy Williams  
Developer

  
Mary Lynn Williams  
Developer

STATE OF WYOMING     )  
  )SS.  
COUNTY OF CONVERSE )

The foregoing instrument was acknowledged before me by Richard Roy Williams and Mary Lynn Williams, this 11 day of MAY, 2006.

Witness my hand and official seal.



Quentin Richardson  
Notary Public

My Commission Expires:

