

**953754 Book - 1346 Page - 0833**  
Recorded 10/09/2008 At 01:30 PM  
Lucile K. Taylor, CONVERSE COUNTY Clerk & Recorder

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DECLARATION OF PROTECTIVE COVENANTS  
WINDING RIVER SUBDIVISION

THIS DECLARATION made this 9 day of <sup>October T. Cox</sup> ~~September~~, 2008, by Theodore L. Cox and Janine Cox., hereafter "DECLARANTS". The undersigned DECLARANTS do hereby publish and declare that, in addition to provisions of Wyoming statutes and the ordinances of Converse County, Wyoming, the following covenants shall be deemed to run with the land described herein and shall further be a burden and benefit to DECLARANTS, their successors and assigns, and to any persons, or entities, acquiring or owning an interest in the real property described herein, or any portion thereof, their legal representatives, heirs, successors, and assigns. The real property which is the subject of this DECLARATION OF PROTECTIVE COVENANTS is described as follows:

**Lot 1 and Lot 2  
Winding River Subdivision,  
Converse County Wyoming  
described in Plat Cabinet 3, Slide 116,  
Converse County Records**

PROTECTIVE COVENANTS

1. LAND USE - The Lots described on the Plat of Winding River Subdivision, recorded in Plat Cabinet 3, Slide 116, in the records of Converse County, State of Wyoming, shall not be further divided. The Tracts shall only be used for single family residents.
2. BUILDINGS - All residential buildings shall be of new construction and contain a minimum of One Thousand Six Hundred (1600) square feet of living space on one level. No more than one residential building shall be constructed on any Lot. All outbuildings shall be of new construction. No manufactured homes shall be allowed on any Lot.
3. VEHICLES - No inoperable or unlicensed vehicles shall be stored on the property. Any equipment must be stored in an enclosed structure except when in use for construction and/or maintenance of the property and improvements.
4. NUISANCE - No noxious or offensive activity shall be carried on upon any Lot which activity creates a nuisance to the owners of adjoining Lots, and/or Declarants. Tract owners shall be responsible for controlling noxious weeds on their Lot.
5. LIVESTOCK AND POULTRY - No animals, livestock, or poultry of any kind, shall be kept on any Lot, except for household pets. Exceptions to this provision may be granted if approved in writing by the other Lot owner and Declarant.

6. FENCING - All fencing shall be constructed of good quality materials and shall be constructed in a proper workmanlike manner to provide stability and non-objective appearance.

7. DURATION - These covenants shall be binding for a period of twenty-five years from the date this instrument is recorded and shall thereafter be extended automatically for successive periods of twenty-five years unless an instrument executed by all of the then owners of the Lots and Declarant has been recorded which instrument changes these covenants in whole, or in part.

8. ENFORCEMENT - These covenants may be enforced by any Lot owner and/or Declarant, by a proceeding at law, or in equity, against any person or entity violating or attempting to violate any of these covenants.

9. DECLARANT'S RIGHTS - Declarants' rights set forth herein shall be personal to Theodore L. Cox and Janine Cox and shall exist only so long as Declarants own property adjoining Winding River Subdivision.

10. SEVERABILITY - Invalidation of any portion of these covenants by judgment or court order shall not invalidate the remainder of these covenants and they shall remain in full force and effect.

IN WITNESS WHEREOF the Declarant has executed these Covenants the day and year first above written.

Theodore L. Cox  
Theodore L. Cox

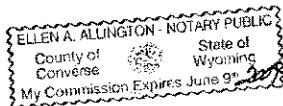
Janine Cox  
Janine Cox

State of Wyoming )  
County of Converse )

The foregoing was acknowledged before me by Theodore L. Cox and Janine Cox, husband and wife, this 9<sup>th</sup> day of ~~September~~, 2008.

*October*

Witness my hand and official seal.



Ellen A. Alington  
Notary Public