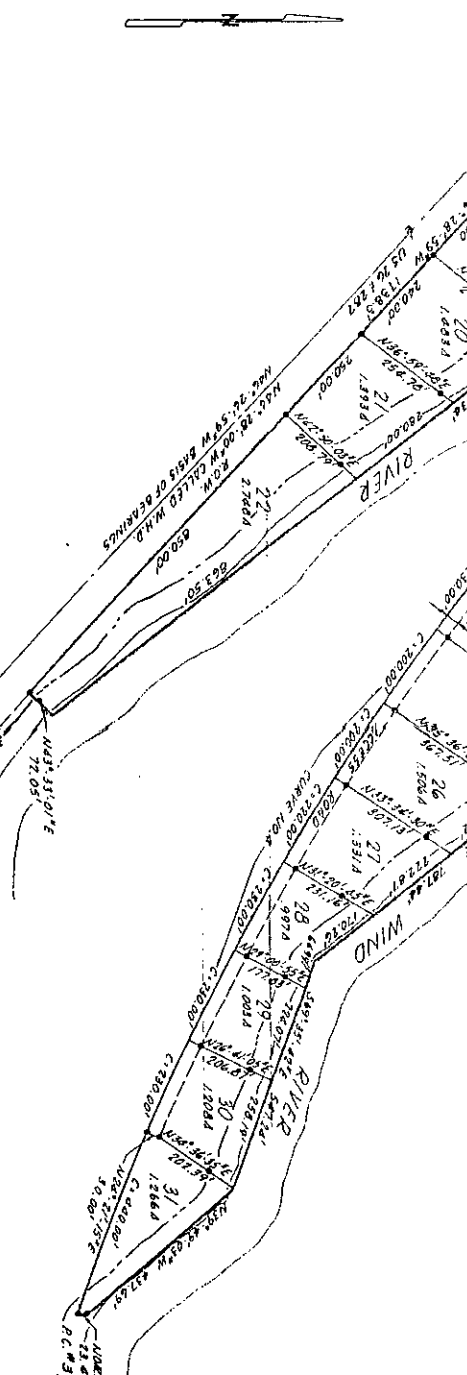


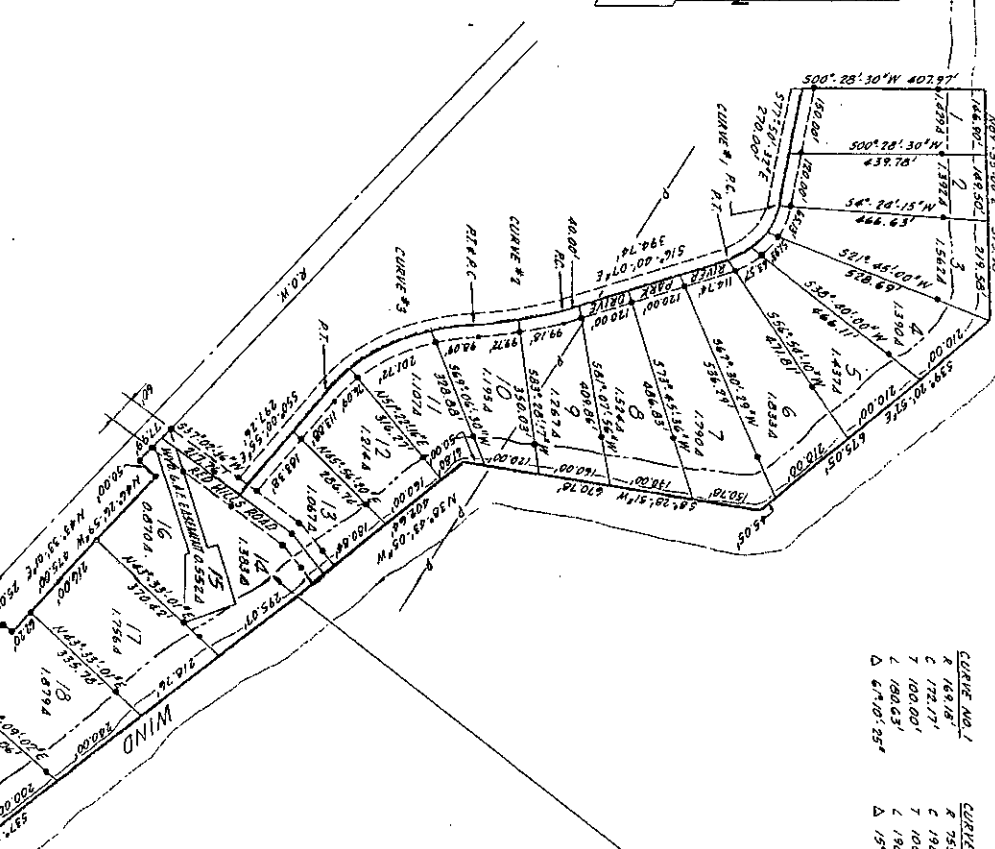
LOCATION MAP
SECTIONS 33, 34, 35
T41N R10W 40W



SECTION 14
SECTION 15
SECTION 16
SECTION 17
SECTION 18
SECTION 19
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27
SECTION 28
SECTION 29
SECTION 30
SECTION 31

WIND RIVER
FISHMAN EASEMENT

LEGEND
 - - - - - 1/4" x 1/4" REBAR W/ LEAD STATE SET ON PROPERTY LINE
 □ N.H.D. R.O.W. MONUMENT FOUND
 - - - - - PUBLIC R.O.W. UTILITY EASEMENT
 - - - - - POWER LINE EASEMENT
 - - - - - FISHERMAN EASEMENT



CURVE TABLE

SCALE: 1" = 200'

LEGEND

1/4" x 1/4" REBAR W/ LEAD STATE SET ON PROPERTY LINE

N.H.D. R.O.W. MONUMENT FOUND

PUBLIC R.O.W. UTILITY EASEMENT

POWER LINE EASEMENT

FISHERMAN EASEMENT

CURVE NO. 1

CURVE NO. 2

CURVE NO. 3

CURVE NO. 4

CURVE NO. 5

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

SECTION 29

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

SECTION 62

SECTION 63

SECTION 64

SECTION 65

SECTION 66

SECTION 67

SECTION 68

SECTION 69

SECTION 70

SECTION 71

SECTION 72

SECTION 73

SECTION 74

SECTION 75

SECTION 76

SECTION 77

SECTION 78

SECTION 79

SECTION 80

SECTION 81

SECTION 82

SECTION 83

SECTION 84

SECTION 85

SECTION 86

SECTION 87

SECTION 88

SECTION 89

SECTION 90

SECTION 91

SECTION 92

SECTION 93

SECTION 94

SECTION 95

SECTION 96

SECTION 97

SECTION 98

SECTION 99

SECTION 100

SECTION 101

SECTION 102

SECTION 103

SECTION 104

SECTION 105

SECTION 106

SECTION 107

SECTION 108

SECTION 109

SECTION 110

SECTION 111

SECTION 112

SECTION 113

SECTION 114

SECTION 115

SECTION 116

SECTION 117

SECTION 118

SECTION 119

SECTION 120

SECTION 121

SECTION 122

SECTION 123

SECTION 124

SECTION 125

SECTION 126

SECTION 127

SECTION 128

SECTION 129

SECTION 130

SECTION 131

SECTION 132

SECTION 133

SECTION 134

SECTION 135

SECTION 136

SECTION 137

SECTION 138

SECTION 139

SECTION 140

SECTION 141

SECTION 142

SECTION 143

SECTION 144

SECTION 145

SECTION 146

SECTION 147

SECTION 148

SECTION 149

SECTION 150

SECTION 151

SECTION 152

SECTION 153

SECTION 154

SECTION 155

SECTION 156

SECTION 157

SECTION 158

SECTION 159

SECTION 160

SECTION 161

SECTION 162

SECTION 163

SECTION 164

SECTION 165

SECTION 166

SECTION 167

SECTION 168

SECTION 169

SECTION 170

SECTION 171

SECTION 172

SECTION 173

SECTION 174

SECTION 175

SECTION 176

SECTION 177

SECTION 178

SECTION 179

SECTION 180

SECTION 181

SECTION 182

SECTION 183

SECTION 184

SECTION 185

SECTION 186

SECTION 187

SECTION 188

SECTION 189

SECTION 190

SECTION 191

SECTION 192

SECTION 193

SECTION 194

SECTION 195

SECTION 196

SECTION 197

SECTION 198

SECTION 199

SECTION 200

SECTION 201

SECTION 202

SECTION 203

SECTION 204

SECTION 205

SECTION 206

SECTION 207

SECTION 208

SECTION 209

SECTION 210

SECTION 211

SECTION 212

SECTION 213

SECTION 214

SECTION 215

SECTION 216

SECTION 217

SECTION 218

SECTION 219

SECTION 220

SECTION 221

SECTION 222

SECTION 223

SECTION 224

SECTION 225

SECTION 226

SECTION 227

SECTION 228

SECTION 229

SECTION 230

SECTION 231

SECTION 232

SECTION 233

SECTION 234

SECTION 235

SECTION 236

SECTION 237

SECTION 238

SECTION 239

SECTION 240

SECTION 241

SECTION 242

SECTION 243

SECTION 244

SECTION 245

SECTION 246

SECTION 247

SECTION 248

SECTION 249

SECTION 250

SECTION 251

SECTION 252

SECTION 253

SECTION 254

SECTION 255

SECTION 256

SECTION 257

SECTION 258

SECTION 259

SECTION 260

SECTION 261

SECTION 262

SECTION 263

SECTION 264

SECTION 265

SECTION 266

SECTION 267

SECTION 268

SECTION 269

SECTION 270

SECTION 271

SECTION 272

SECTION 273

SECTION 274

SECTION 275

SECTION 276

SECTION 277

SECTION 278

SECTION 279

SECTION 280

57

RESERVATIONS AND RESTRICTIVE COVENANTS

RIVER PARK SUBDIVISION SECOND FILING

KNOW ALL MEN BY THESE PRESENTS:

Dubois Grazing Association, a Wyoming Corporation,
the owner of the following described real property, to-wit:

A subdivision located in the NE $\frac{1}{4}$ Section 23 and
NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 24, and NE $\frac{1}{4}$ and NW $\frac{1}{4}$,
Section 25, T. 41 N., R. 106 W., 6th P.M.,
Fremont County, Wyoming, and is more particularly
described as follows:

Beginning at a point which is the Southeast
corner of River View Park Subdivision (First
Filing) and further being N. 10° 12' 36" W.
3029.96' from the NW section corner of said Sec. 25;
thence S. 77° 50' 32" E. 270.00' to the P.C. of a
curve to the right whose radius is 169.18' and
whose central angle is 61° 10' 25"; thence along
said curve 180.63' to the P.T. of said curve; thence
S. 16° 40' 07" E. 394.74' to the P.C. of a curve to
the right whose radius is 755.68' and whose central
angle is 15° 04' 35"; thence along said curve 198.84'
to the P.C. of a curve to the left whose radius is
444.78' and whose central angle is 48° 25' 23";
thence along said curve 375.90' to the P.T. of said
curve; thence S. 50° 00' 55" E. 297.26' to a point;
thence S. 37° 02' 36" W. 217.76' to a point on the
North R.O.W. of U.S. Highway 26 and 287; thence along
said North R.O.W. S. 46° 26' 59" E. 77.99' to a point;
thence N. 43° 33' 01" E. 50.00'; thence S. 46° 26' 59"
E. 475.00'; thence S. 43° 33' 01" W. 25.00' to a point;
thence S. 46° 26' 59" E. 1738.30' to a point; thence
leaving said R.O.W. N. 43° 33' 01" E. 72.05' to a
point; thence N. 37° 20' 22" W. 2337.34' to a point;
thence N. 38° 43' 00" W. 402.64' to a point; thence
N. 8° 28' 51" E. 670.78' to a point; thence N. 39°
20' 52" W. 675.05' to a point; thence S. 89° 55' 00" W.
515.98' to a point; thence S. 00° 28' 30" W. 407.97'
to the point of beginning,

Also a tract of land more particularly described as
follows: Beginning at a point which is S. 85° 24' 46" E.
2666.58' from the Northwest section corner of said
Section 25, and being N. 43° 33' 01" E. 2.0' from a
highway R.O.W. marker marking the P.C. of a curve to
the left whose radius is 5654.58' and a central angle
of 23° 39' 20"; thence along said curve 2334.58' to
a point; thence N. 00° 00' 00" W. 23.43' to a point;
thence N. 39° 49' 03" W. 437.69' to a point; thence
N. 69° 35' 42" W. 547.24' to a point; thence N. 37°
36' 51" W. 787.44' to a point; thence N. 78° 32' 59"
W. 633.49' to a point; thence S. 43° 33' 01" W. 111.88'
to the point of beginning,

and desiring to plat and dedicate the same, consisting of
44.306 acres, more or less, as a legal subdivision, does
hereby make the following declarations as to reservations,

Fremont County: Wyo. No. 869578
Recorded

JUN 19 1974 Book 180 of Misc. Page 574
3 o'clock (P.M.) James A. Farthing
County Clerk

restrictions, limitations and uses to which the lots and tracts constituting said legal subdivision may be put, contemplating the development of said lands as a residential area and the purchase of lots therein for residential purposes, said lands constituting a legal subdivision in accordance with a plat thereof recorded in Drawer 3, Page 43, in the Office of the County Clerk and Ex-Officio Register of Deeds in and for Fremont County, Wyoming. The within restrictions and reservations shall govern and control the ownership, use, occupancy and transfer of the lots and tracts contained in said legal subdivision under and upon the following terms and conditions:

1. NAME AND PLAT: The name of this subdivision shall be "River Park Subdivision Second Filing", a subdivision of the NE $\frac{1}{4}$, Section 23 and NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 24, and NE $\frac{1}{4}$ and NW $\frac{1}{4}$, Section 25, T. 41 N., R. 106 W., 6th P.M., Fremont County, Wyoming, and this instrument shall be construed as a part of the plat of the subdivision as though the same were set forth in full thereon.

2. EXTENT OF RESTRICTIONS: Reservations, restrictions and limitations herein set forth shall be construed as conditions attached to the grant of each lot in said legal subdivision, and as covenants running with the land; they shall be a part of every deed, grant, conveyance or encumbrance on the lots herein concerned, or any part thereof, the same as if they were set out in full in each deed, and every such deed, grant, conveyance and encumbrance shall be subject to the terms and conditions hereof, whether or not so expressly stated; they are created for the benefit of the entire legal subdivision and each lot therein contained, and shall be enforceable, in law or in equity, in accordance with their several terms and provisions, by the owners of the lots therein, individually or collectively, against the person or persons violating any of the conditions of this instrument, and either to prevent him from so doing or to recover damages for such violation, or both.

3. NUMBER OF LOTS: Lots contained in this legal subdivision are thirty one (31) in number. No more than one residential unit may be built upon any lot in this subdivision.

4. USE: The use of the lots herein shall be limited to private residential purposes, and no lot shall contain more than one residential unit with outbuildings; use and occupancy of the respective residential units shall be limited to one family; no commercial or business use of any of the lots or residential units shall be permitted, nor shall any commercial or business activity be conducted within the legal subdivision; no unlicensed or inoperable motor vehicles shall be stored or parked within the legal subdivision. No livestock shall be kept or maintained upon any land within this subdivision, and specifically, the raising, maintenance, keeping or harboring of any kind of barnyard fowl, sheep, goats, cattle, swine, horses, or other similar animals, is prohibited. The owner of any lot shall be entitled to keep domestic pets not to exceed two dogs and one cat upon their respective lots.

5. FENCING: Any and all road frontal fences placed upon the premises shall be of wooden construction, such as cross-buck and rail or wooden post and rail. Fence rows shall be kept clean and clear of weeds, trash and debris by each owner of each separate lot.

6. NUISANCE: No conditions which constitute or create a nuisance or an unreasonable annoyance to the other party owners in the legal subdivision shall be created or permitted to exist. No septic tank, drainfield or portion thereof, shall be situated upon any lot so as to be located within 100 feet of the well or water system on any adjacent lot.

576

7. BUILDING AND CONSTRUCTION: Basement dwelling houses only, or basements existing as unfinished construction, or roofed over to be used as a dwelling place, shall not be permitted; in the event such condition should develop and continue for a period of one year after commencement of construction thereof, it may, at the end of said one-year period, be abated as a nuisance. No building may be placed, erected or constructed closer than twenty feet to any lot or tract boundary line; provided, however, that outbuildings or garages may be placed closer to the tract or lot boundary line upon consent of the owner whose lot is next adjacent. Residential units shall be modern with respect to plumbing and sewage facilities and open cesspools or outhouses are not permitted.

Nonmobile homes, except those 24 ft. x 50 ft. in dimension or larger, set on permanent foundations, shall be permitted upon the premises for use as a permanent residence other than for use for a period not to exceed one hundred twenty (120) days during construction of permanent quarters; provided, however, a lot owner may park a camper upon the premises so long as it is not used as a permanent residence, and shall not be allowed to remain on said lot for periods of time in excess of _____ weeks, and in any event such camper trailers shall be located upon the lot in an inconspicuous place so as not to detract from the environmental and aesthetic appearance of the legal subdivision.

8. RIGHTS OF WAY AND EASEMENTS: Each lot in the legal subdivision shall possess and shall be burdened by the following rights and easements, held, possessed, and enforceable by all lots and tracts and owners, jointly and severally; easements and rights of way as may be reasonably necessary for the installation, maintenance and repair of water and gas mains and lines, and for telephone and electric poles, lines or other installations as the same may now or in the future be installed or erected; provided, nevertheless, that no such easement or right of way shall hinder, damage, or obstruct residential buildings constructed or in the process of construction at the time of such installation; provided, further, that the use of such easements and exercise of rights thereunder shall be conducted with due care in regard to the surface, and in the event the surface shall be damaged in installation, maintenance, or repair, it shall, upon completion of the work, be restored as near as may be reasonable to its original condition.

9. WATER RIGHTS AND MINERAL RIGHTS: It is agreed and understood that no water rights exist or appertain to the land contained within the River Park Subdivision Second Filing, and no water rights are conveyed to the purchasers of lots therein by the conveyance to them from the original owner. It is further agreed and understood that all of the oil, gas and other minerals of every kind in and underlying the premises within the River Park Subdivision Second Filing are reserved to the previous title holders, Dubois Grazing Association, a Wyoming corporation, and no oil, gas or mineral rights are transferred to the Owners of lots by the conveyance from said original owner.

10. INVALIDATION AND AMENDMENT: Invalidation of any of the covenants, restrictions and limitations contained in this instrument, by judgment or court order, shall in no wise affect any of the other provisions hereof; shall remain in full force and effect. The rights, duties, obligations and restrictions herein created are for the benefit of all of the land in said legal subdivision, and they are and shall

be irrevocable and perpetual until and unless revoked, abrogated, modified, or amended by instruments executed and acknowledged in the form prescribed for the execution of deeds, by all of the owners of the property in this legal subdivision.

WITNESS this 19th day of June, 1974.



DUBOIS GRAZING ASSOCIATION, INC.,
a Wyoming corporation

By Randall New Patten, Inc.

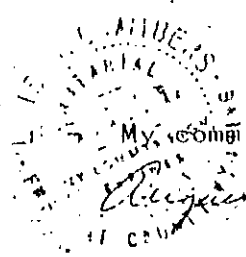
Attest: Howard C. Wenner Sec.

STATE OF WYOMING)
County of Fremont) ss.

The foregoing Reservations and Restrictive Covenants for River Park Subdivision Second Filing was acknowledged before me by Randall New Patten President of, and acting for and on behalf of Dubois Grazing Association, this 19 day of June, 1974.

WITNESS my hand and official seal.

Law M Chambers
NOTARY PUBLIC



My commission expires:

August 2, 1977