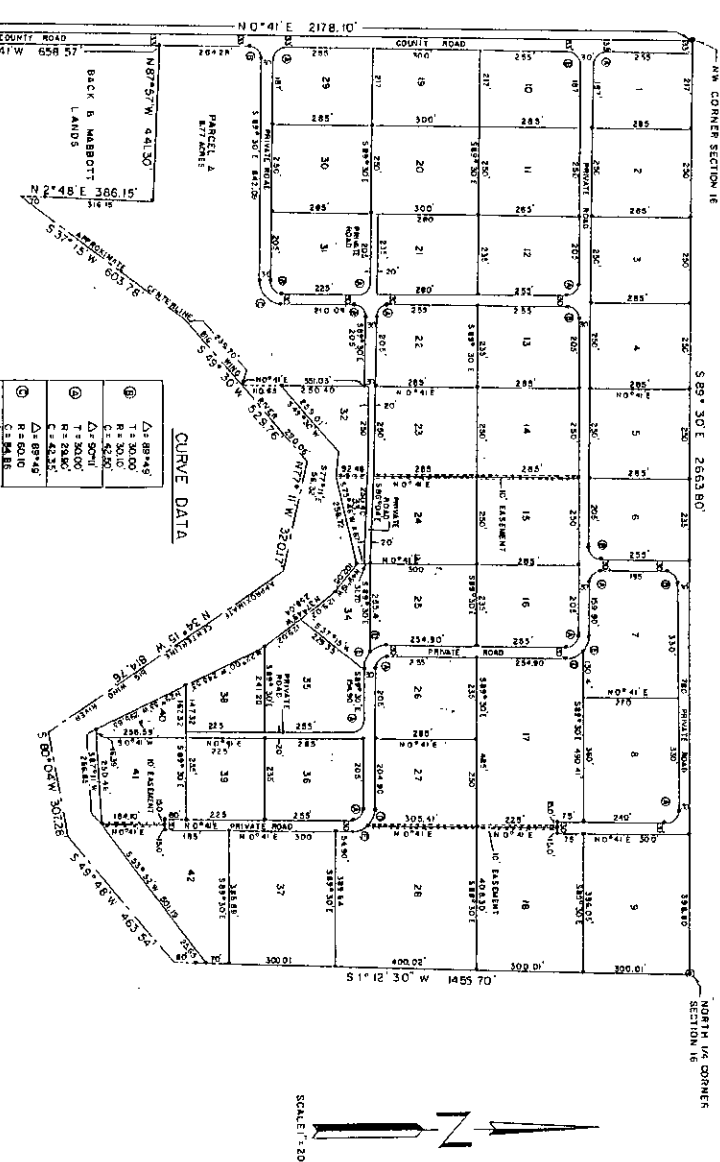


REPLAT OF
RIVERSIDE ACRES CLUB
 THAT PORTION OF THE NW 1/4, SECTION 16, T41N, R106W,
 6TH PM, FREMONT COUNTY, WYOMING, LYING NORTH
 OF THE BIG WIND RIVER



STATE OF WYOMING) S.S.
COUNTY OF FREMONT) S.S.

SURVEYOR'S CERTIFICATE

I, RO CONNELL, A REGISTERED LICENSED SURVEYOR OF THE STATE OF WYOMING DO HEREBY CERTIFY THAT THE HEREIN AMENDED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE REPLAT OF RIVERSIDE ACRES CLUB, AN ADDITION TO FREMONT COUNTY, WYOMING AS THE SAME WAS REPLATTED BY ME IN APRIL, 1969 THAT SAID REPLAT OF RIVERSIDE ACRES CLUB IS DESCRIBED IN THE OWNERS CERTIFICATE OF DEDICATION AND THAT THE SAME WAS ACCURATELY SURVEYED AND IS CORRECTLY SHOWN IN THIS PLAT WHICH IS DRAWN TO A SCALE OF ONE INCH EQUALS TWO HUNDRED FEET, AND THAT THE NAME OF THE ROAD DEDICATED TO PUBLIC USE, AND THE NUMBERS OF ALL LOTS ARE AS SHOWN HEREON, AND THAT ALL MONUMENTS HAVE BEEN INDICATED HEREON AND ALL DATA SHOWN FROM WHICH TO MAKE FUTURE RE-SURVEYS SUBSCRIBED AND SWORN TO BE TRUE, ME THIS 21st DAY OF April, 1969, at Fremont, WYOMING REGISTRATION NO. 472

Robert H. Tripp
 ROBERT H. TRIPP

OWNER'S DEDICATION OF PLAT

STATE OF WYOMING) S.S.
COUNTY OF FREMONT) S.S.

THIS CERTIFIES THAT WE ROBERT H. TRIPP AND INA L. TRIPP HIS WIFE, ARE THE OWNERS OF THAT PORTION OF THE NW 1/4, SECTION 16, T41N, R106W, 6TH PM, FREMONT COUNTY, WYOMING, LYING NORTH OF THE BIG WIND RIVER, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 16, AS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°30'E ALONG THE NORTH LINE OF NW 1/4 SAID SECTION 16, 2663.80 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE S71°30'W ALONG THE EAST LINE OF NW 1/4 SAID SECTION 16, 1455.70 FEET TO THE CENTERLINE OF THE BIG WIND RIVER; THENCE S49°48'W ALONG SAID CENTERLINE, 372.50' W. 307.28 FEET ALONG SAID CENTERLINE, THENCE N34°15'W ALONG THE CENTERLINE OF THE BIG WIND RIVER, 453.50 FEET ALONG SAID CENTERLINE; THENCE S89°30'E ALONG SAID CENTERLINE, 2663.80 FEET TO THE NW CORNER OF SAID SECTION 16, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N0°41'E 2178.10 FEET ALONG THE WEST LINE AND TO THE NW CORNER OF SAID SECTION 16; AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THAT WE HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, ROADS, AND OTHER LANDS DEDICATED FOR PRIVATE USE IN ACCORDANCE WITH THE AMENDED MAP AND PLAT TO BE HEREOFORTH KNOWN AND DESIGNATED AS THE REPLAT OF RIVERSIDE ACRES CLUB, AN ADDITION TO FREMONT COUNTY, WYOMING THAT WE DO HEREBY RAISE THE ABOVE AND FORGOING SUBDIVISION OF THE ABOVE DESCRIBED LOTS AS APPEARING ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE DEDICATED OWNERS AND PROPRIETORS, AND WE DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE FORESTED EXEMPTION LAWS OF THE STATE OF WYOMING FOR THE PURPOSE OF THIS DEDICATION.

WITNESS OUR HANDS THIS 19th DAY OF April, 1969

Robert H. Tripp
 ROBERT H. TRIPP

Ina L. Tripp
 INA L. TRIPP

STATE OF WYOMING) S.S.
COUNTY OF FREMONT) S.S.

ON THIS 19th DAY OF April, 1969, BEFORE ME PERSONALLY APPEARED ROBERT H. TRIPP AND INA L. TRIPP HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED THE SAME AS THEIR FREE ACT AND DEED. MY COMMISSION EXPIRES June 30, 1972 AT 10:00 AM IN THE CITY OF NOBLET, COUNTY OF ROBERTS.

Robert H. Tripp
 ROBERT H. TRIPP

Ina L. Tripp
 INA L. TRIPP

APPROVED

BOARD OF COUNTY COMMISSIONERS

CHAIRMAN OF THE BOARD

ATTESTED: [Signature]
 COUNTY CLERK

STATE OF WYOMING

FREMONT COUNTY CLERKS OFFICE

FILED IN THIS OFFICE FOR RECORD THIS 19th DAY OF April, 1969 AT 8:00 O'CLOCK

RECEPTION NO. 9 DRAWER NO. 1 PAGE NO. 19

COUNTY CLERK: [Signature]
 COUNTY CLERK

LEGEND

— EXISTING MONUMENT (GOVERNMENT CORNER)

— EXISTING MONUMENT (B.S. LIC. 3031)

— (FROM MON. SET BY B.S. LIC. 3031)

PROTECTIVE COVENANTS

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RIVERSIDE ACRES CLUB ADDITION

FREMONT COUNTY, WYOMING

KNOW ALL MEN BY THESE PRESENTS:

That on this 2nd day of May, 1968, we, the undersigned, are the owners of Riverside Acres Club Addition, Fremont County, Wyoming, the same being platted and dedicated and containing all of the following described real estate as follows, to-wit:

That portion of the NW⁴, Section 16, Township 41 N., R. 106 W., 6th P.M., Fremont County, Wyoming lying North of the Big Wind River.

Said addition having been dedicated for the purpose of establishing a residential area and the sale and purchase of lots therein for residential purposes, we do hereby adopt, establish and declare the protective covenants hereinafter set forth as restrictions and conditions limiting the ownership, use and occupancy of the lots contained in said addition.

The purpose of these covenants is to preserve, perpetuate and maintain the above described lands in a manner that is desirable and suitable in appearance, use and architectural design, in accordance with the following, to-wit:

1. Except for the area shown on the recorded plat, providing for the site for swimming pool, club house, etc., all other lands described upon said plat shall be used for residential purposes only and no buildings shall be erected, altered or placed upon the said lots, other than detached, single family dwellings not to exceed one and one half stories in height, except when natural contours will permit a two level house, and a private garage for not more than two cars, plus reasonable storage for hand tools and/or a boat. Horse stalls may be erected therein for not more than two horses.

2. 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 submitted to and approved by the Architectural Control Committee of Riverside Acres Club, Inc., as to the quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. All interior fencing, that is except the perimeter fencing of the Riverside Acres Club Addition, shall be of post and rail, buck and rail or post and woven plank, not over 6 feet in height, except for patio fencing which may be up to 7 feet in height.

3. No dwelling ~~structure~~ shall be permitted on any lot at a cost of less than \$10,000.00, ~~summer construction~~, based upon cost levels prevailing at the time of the recording of this instrument, the minimum permitted for dwellings hereafter. It is hereby declared to be the intent and purpose of this paragraph to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced at this date for said sum.

4. No building shall be located on any lot nearer to the front line, or nearer to the side street line, than the minimum set back line of 35 feet and no building shall be located nearer than 75 feet to an interior lot line.

5. No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum set back line, nor shall any dwelling be erected or placed on any lot having an area of less than 75,000 square feet.

INDEXED
RECORDED
MAY 15 1968

1007884-1

6. Easements for installation and maintenance of utilities and drainage facilities are reserved adjacent to all sides of each lot.

7. 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. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

9. 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. 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, minerals 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. No livestock or poultry of any kind shall be raised, bred or kept on any lot. Cats, dogs or horses may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

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

13. The Architectural Control Committee referred to in paragraph 2 hereof, is a committee constituted by the By-Laws of Riverside Acres Club, Inc., a non-profit Wyoming Corporation, organized to, among other purposes, maintain and enforce all covenants, conditions and restrictions under which the properties in the platted acreage of Riverside Acres Club Addition are sold.

14. The Committee's approval or disapproval as required in these covenants shall be in writing within 90 days after plans and specifications have been submitted to it for approval.

15. 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 twenty-five 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 two-thirds majority of the property owners has been recorded, agreeing to change said covenants in whole or in part.

16. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to receive damages.

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

10632 RPA

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19. No property in the Riverside Acres Club Addition may be sold or leased to a party or parties who have not filled out an application for Membership in the Riverside Acres Club Inc. and have been approved by the Membership Committee.

Dated this 25th day of May, 1962

[Signature]
Robert H. Tripp

[Signature]
Ina L. Tripp

State of Wyoming)
County of Fremont) ss

On this 25th day of May, 1962, before me personally appeared Robert H. Tripp and Ina L. Tripp, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free acts and deeds.



[Signature]
Notary Public

My Commission Expires: Sept 4, 1965

STATE OF WYOMING, filed in the office
FREMONT COUNTY
CLERK'S OFFICE No. 592695
by record of [Signature]
Recorded JUN 5 1962
in Book 2 Page 353
[Signature]
County Clerk and Ex-officio Register of Deeds
[Signature]

10632 RPA

PROTECTIVE COVENANTS
RIVERSIDE ACRES CLUB ADDITION
FREMONT COUNTY, WYOMING

Revised..April 1969

KNOW ALL MEN BY THESE PRESENTS:

That on this 25 day of April, 1969, we the undersigned are the owners of Riverside Acres Club Addition, Fremont County, Wyoming, the same being platted and dedicated and containing all of the following described real estate as follows, to-wit:

That portion of the NW⁴, Section 16, Township 41 N, R. 106 W, 6th P.M., Fremont County, Wyoming lying North of the Big Wind River.

Said addition having been dedicated for the purpose of establishing a residential area and the sale and purchase of Plots therein for residential purposes, we do hereby adopt, establish and declare the revised protective covenants hereinafter set forth as restrictions and conditions limiting the ownership, use and occupancy of the lots contained in said Addition.

The purpose of these covenants is to preserve, perpetuate and maintain the above described lands in a manner that is desirable and suitable in appearance, use and architectural design, in accordance with the following, to-wit:

1. All lands described upon the revised recorded plat shall be used for residential purposes only and no buildings shall be erected, altered or placed upon the said lots, other than detached, single family dwellings not to exceed one and one half stories in height, except when natural contours will permit a two story house and a private garage for not more than two cars, plus reasonable storage for hand tools and garden tools.
2. 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 submitted to and approved by the Architectural Control Committee of Riverside Acres Club, Inc., as to the quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. All interior fencing, that is except the perimeter fencing of the Riverside Acres Club Addition, shall be of post and pole, buck and pole or post and woven plank, not over 5 feet in height, except for patio fencing which may be up to 7 feet in height.
3. No dwelling of less than 1200 square feet living area shall be permitted on any lot.
4. No building shall be located on any lot nearer to the front line, or nearer to the side street line, than the minimum set back line of 25 feet and no building shall be located nearer than 25 feet to an interior line.
5. Not more than one residence may be erected on any platted lot.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved ad adjacent to all sides of each lot.
7. 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.

~~INDEXED~~
~~ABSTRACTED~~
ENCLOSURE

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

9. 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. No oil drilling, oil development operations, oil refining, quarrying or any mining operations of any kind shall be permitted upon the surface of any lot, nor shall oil wells, tanks, minerals excavations or shafts be permitted upon the surface of 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. Tunneling or drilling beneath the Riverside Acres Club Addition from any point outside the perimeter of the Riverside Acres Club Addition may be permitted.

11. No livestock or poultry of any kind shall be raised, bred or kept on any lot. Cats or Dogs may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

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

13. The Architectural Control Committee referred to in paragraph 2 hereof, is a Committee constituted by the By-Laws of Riverside Acres Club Inc., ~~Inc.~~ a non-profit Wyoming Corporation, organized to, among other purposes, maintain and enforce all covenants, conditions and restrictions under which the properties in the platted acreage of Riverside Acres Club Addition are sold.

14. The Committee's approval or disapproval as required in these covenants shall be in writing within 30 days after plans and specifications have been submitted to it for approval.

15. 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 twenty-five years from the date of 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 two-thirds majority of the active members has been recorded, agreeing to change said covenants in whole or in part.

16. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to receive damages.

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

18. No property in the Riverside Acres Club Addition may be sold or leased to a party or parties who have not filled out an application for Membership in the Riverside Acres Club Inc. and have been approved by the Membership Committee.

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Dated this 28th day of April, 1969

Robert H. Tripp
Robert H. Tripp

Ina L. Tripp
Ina L. Tripp

State of Wyoming)
(ss
County of Fremont)

On this 28 day of April, 1969, before me personally appeared Robert H. Tripp and Ina L. Tripp, to me known to be the persons described in and who executed the foregoing instrument and acknowledgement to me that they executed the same as their free acts and deeds.

Leah Larasovich
Notary Public

My Commission Expires: 12/22/72

Fremont County: Wyo. No. 754939
Recorded
MAY 7 1969 Book 69 of Misc Page 605
2 o'clock PM James A. Farthing
County Clerk

Fremont County, Wyo No 805737
Revised
SEP 10 1971 14,000.00 Page 48
Walter A. Jones A. L. Jones
COUNTY CLERK

AMENDED DECLARATION OF PROTECTIVE COVENANTS
RIVERSIDE ACRES CLUB ADDITION

454

KNOW ALL MEN BY THESE PRESENTS that ROBERT R. TRIPP and IMA L. TRIPP, husband and wife, of Dubois, Wyoming, the present owners of the Riverside Acres Club Addition, Fremont County, Wyoming, being a part of the NW¹/₄ Section 16, Township 41 North, Range 106 W, 6th P.M., Fremont County, Wyoming, lying north of the Big Wind River, according to the recorded re-plat thereof, and all parcels and lots therein, does hereby covenant and agree that all said parcels and lots are held subject to and with the benefit of the restrictions, conditions, covenants, charges and agreements contained in the within Amended Declaration of Protective Covenants (which supercedes that revised Declaration of Protective Covenants dated April 26, 1963 and recorded May 7, 1969 in Book 69 of Miscellaneous at Page 605) and they do further hereby covenant and agree that any subsequent grants of any of the said parcels or lots now owned by them shall be subject to covenants and restrictions hereinafter set forth.

Said Addition having been dedicated for the purpose of establishing a residential area and the sale and purchase of parcels and lots therein for residential purposes, we do hereby adopt, establish and declare the revised protective covenants hereinafter set forth as restrictions and conditions limiting the ownership, use and occupancy of the lots contained in said Addition.

The purpose of these covenants is to preserve, perpetuate and maintain the above described lands in a manner that is desirable and suitable in appearance, use and architectural design, in accordance with the following, to-wit:

1. **LAND USE:** No lot or tract shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot or tract other than one detached single-family dwelling, not to exceed one and one-half stories in height above ground level, and a private garage for not more than two cars, and one supporting guest house. Parcel A may be subdivided into as many as three tracts by the undersigned at their discretion and during their ownership thereof.
2. **BUILDING SIZE AND TYPE:** No dwelling of less than one thousand square feet of living area, exclusive of porches and garages, shall be permitted on any lot or tract and any supporting guest cabin shall have not less than three hundred square feet of living area. It is expected that all structures on any individual lot or tract will be similar architecture and that the choice of design and materials will be in harmony with the local area and the immediate neighborhood.
3. **TEMPORARY STRUCTURES:** No structure of a temporary character, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot or tract

at any time as a residence, either temporarily or permanently except that a camper trailer may be used on a temporary basis, not to exceed one year, by the owner of a lot or tract during construction of a permanent dwelling.

4. **BUILDING SET-BACK:** No structure shall be located on any lot nearer than twenty-five feet to any boundary or easement line of such lot or tract.

5. **FENCING:** All interior fencing, that is except the perimeter fencing of the Riverside Acres Addition, shall be of post and pole, buck and pole, or post and plank construction, not over five feet in height, except for patio fencing which may be up to seven feet in height.

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

7. **LIVESTOCK AND POULTRY:** Animals, livestock or poultry may be raised or kept by the owner of a lot or tract on such owners' land for his personal enjoyment, but not for commercial purposes. Dogs shall be the responsibility of the owners thereof and under control at all times.

8. **GARBAGE AND REFUSE DISPOSAL:** No lot or tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate and each lot or tract owner will be responsible for keeping the same in sanitary containers on said lot or tract and to ultimately dispose of same.

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 signs used by a builder to advertise the property during the construction and sales period.

10. **EASEMENTS:** Blanket easements for the installation and maintenance of electrical, telephone, gas, cable TV, water and sewer distribution lines, and drainage facilities are reserved and all subsequent grants of any of the said lots shall be subject thereto.

11. **UTILITIES:** All of the lots and tracts will share equally and proportionately in the cost of the construction and installation of the utility lines serving such lots and tracts. All electrical, telephone, gas, and cable TV distribution lines shall be constructed and installed underground. The owners of the lots or tract will be responsible for the hookup charge for water, sewer and other utilities servicing the individual lot or tracts. These utility covenants shall not be applicable to Parcel A.

12. **WEED CONTROL:** Noxious weeds shall not be permitted to flourish unchecked and each lot or tract owner shall be responsible for their control and

eradication on his property.

13. 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 twenty-five 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 the majority of the then owners of the lots or tracts has been recorded, agreeing to change said covenants in whole or in part.

14. ENFORCEMENT: Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

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

Dated this 30 day of August, 1971.

Robert H. Tripp
ROBERT H. TRIPP

Lina L. Tripp
LINA L. TRIPP

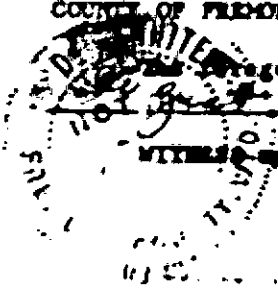
STATE OF WYOMING)

) ss.

COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me this 30 day of _____, 1971.

Witness my hand and official seal.



11/15/73

D. P. White
Notary Public

Fremont County, Wyo. No. **919436**
Recorded
JUL 9 1976 Book 30 of MICROFILM Page 446
4 o'clock PM James A. Farthing
County Clerk

SECOND AMENDED DECLARATION OF PROTECTIVE COVENANTS

RIVERSIDE ACRES CLUB ADDITION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being a majority of the owners of the Riverside Acres Club Addition, Fremont County, Wyoming, being a part of the NW $\frac{1}{4}$ Section 16, T. 41 N., R. 106 W., 6th P.M., Fremont County, Wyoming, lying north of the Big Wind River, according to the recorded re-plat thereof, do hereby covenant and agree that all said parcels and lots are held subject to and with the benefit of the restrictions, conditions, covenants, charges and agreements contained in the within Seconded Amended Declaration of Protective Covenants (which supercedes all prior Protective Covenants on the aforementioned addition, and recorded in the office of the County Clerk and Ex-Officio Register of Deeds of Fremont County, Wyoming, including that Amended Declaration of Protective Covenants dated August 30, 1971 and recorded September 9, 1971 in Book 71 of Miscellaneous at page 454) and they do further hereby covenant and agree that any subsequent grants of any of the said parcels or lots now owned by them shall be subject to covenants and restrictions hereinafter set forth.

Said Addition having been dedicated for the purpose of establishing a residential area and the sale and purchase of parcels and lots therein for residential purposes, we do hereby adopt, establish and declare the revised protective covenants hereinafter set forth as restrictions and conditions limiting the ownership, use and occupancy of the lots contained in said Addition.

The purpose of these covenants is to preserve, perpetuate and maintain the above described lands in a manner that is desirable and suitable in appearance, use and architectural design, in accordance with the following, to-wit:

1. LAND USE: No lot or tract shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot or tract other than one detached single-family dwelling, not to exceed one and one-half stories in height above ground level, and a private garage for not more than two cars, and one supporting guest house. Parcel A may be subdivided into as many as three tracts by the R.H. Tripps at their discretion and during their ownership thereof.

2. BUILDING SIZE AND TYPE: No dwelling of less than one-thousand square feet of living area on the first floor above the ground, exclusive of porches and garages, shall be permitted on any lot or tract and any supporting guest cabin shall have not less than three hundred square feet of living area. It is expected that all structures on any individual lot or tract will be similar architecture and that the choice of design and materials will be in harmony with the local area and the immediate neighborhood. No pre-fabricated or pre-built or modular type structure will be permitted on any tract unless plans for such building are approved in writing by Harold E. Goodell and Kathleen A. Goodell thirty days prior to beginning any such building on tract.

3. **TEMPORARY STRUCTURES:** No structure of a temporary character, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot or tract at any time as a residence, either temporarily or permanently except that a campre trailer may be used on a temporary basis, not to exceed one year, by the owner of a lot or tract during construction of a permanent dwelling.

4. **BUILDING SET-BACK:** No structure shall be located on any lot nearer than twenty-five feet to any boundary or easement line of such lot or tract.

5. **FENCING:** All interior fencing, that is except the perimeter fencing of the Riverside Acres Addition, shall be of post and pole, buck and pole, or post and plank construction, not over five feet in height, except for patio fencing which may be up to seven feet in height.

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

7. **LIVESTOCK AND POULTRY:** Animals, livestock or poultry may be raised or kep by the owner of a lot or tract on such owners' land for his personal enjoyment, but not for commercial purposes. Dogs shall be the responsibility of the owners thereof and under control at all times.

8. **GARBAGE AND REFUSE DISPOSAL:** No lot or tract shall be used or maintained as a dumping ground for rubbish. Trash, gargabe or other waste shall not be allowed to accumulate and each lot or tract owner will be responsible for keeping the same in sanitary containers on said lot or tract and to ultimately dispose of same.

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 signs used by a builder to advertise the property during the construction and sales period.

10. **EASEMENTS:** Blanket easements for the installation and maintenance of electrical, telephone, gas, cable TV, water and sewer distribution lines, and drainage facilities are reserved and all subsequent grants of any of the said lots shall be subject thereto.

11. **UTILITIES:** All of the lots and tracts will share equally and proratably in the cost of the construction and installation of the utility lines serving such lots and tracts. All electrical, telephone, gas, and cable TV distribution lines shall be constructed and installed underground. The owners of the lots or tracts acknowledge the existence of the underground utility distribution lines and assume full responsibility for determining the location thereof,

and shall be liable for damages to persons or property that might occur as a result of severing said underground utility lines as a result of activities on their respective premises. The owners of the lots or tract will be responsible for the hookup charge for water, sewer and other utilities servicing the individual lot or tracts. These utility covenants shall not be applicable to Parcel A.

12. WEED CONTROL: Noxious weeds shall not be permitted to flourish unchecked and each lot or tract owner shall be responsible for their control and eradication on his property.

13. 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 twenty-five 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 the majority of the then owners of the lots or tracts has been recorded, agreeing to change said covenants in whole or in part.

14. ENFORCEMENT: Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

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

16. HOMESTEAD: The undersigned hereby release and waive all rights existing under and by virtue of the homestead exemption laws of the State of Wyoming for the purposes of this document.

Dated this 6 day of July, 1976.

Alfred E. Goodell

Kathleen A. Goodell

Robert H. Tapp

Ina L. Tapp by Bill Tapp atty

Robert E. Stanley

Mina R. Stanley

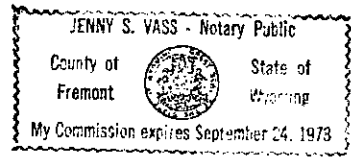
<u>Duane S. Butcher</u>	<u>Robert F. Buchanan</u>
<u>Wanda M. Butcher</u>	<u>Virginia A. Buchanan</u>
<u>Wayne Steinert</u>	<u>John L. Sedar</u>
	<u>Helen M. Sedar</u>
	<u>Gary B. Butler</u>
	<u>John Ellen Butler</u>
	<u>Deane L. Sersland</u>
	<u>Judith W. Sersland</u>
	<u>Pat Sullivan</u>
	<u>Betty A. Sullivan</u>
	<u>Earl M. McCravy</u>
	<u>Donna C. McCravy</u>
	<u>Diannah Stampley</u>
	<u>Burdette C. Stampley, Jr.</u>

STATE OF WYOMING)
) ss.
 COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me by H.E. Cordell
~~Kathleen Cordell, Robert F. Tripp, Robert Stanley, ~~Pat~~ Duane R. Stanley,~~
~~Duane S. Butcher, Wanda M. Butcher, Robert F. Buchanan, Virginia A. Buchanan,~~
~~John L. Sedar, Helen M. Sedar, Gary B. Butler, John Ellen Butler,~~ this
~~Earl M. McCravy, Donna C. McCravy, Diannah Stampley,~~
 and ~~Burdette C. Stampley, Jr.,~~ Wayne Steinert.

6th day of July, 1976.

WITNESS my hand and official seal.



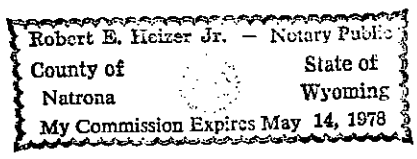
Jenny Vass Grube
Notary Public

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Dean R. Serkland, Judith T. Serkland, Pat Sullivan, Betty R. Sullivan

this 15 day of June, 1976.

WITNESS my hand and official seal.



Robert E. Heizer Jr.
Notary Public