



STATEMENT OF RESTRICTIVE COVENANTS TO RUN WITH LAND

William A. Meckem d/b/a Meckem Enterprises Realty, fee owner of the real estate hereinafter described, hereby makes the following declaration as to limitations, restrictions and uses to which the lots hereinafter described may be put, hereby specifying that said declarations shall constitute covenants to run with all of said land, and shall be binding upon all parties and all persons claiming under them, for the benefit of and limitations upon all further owners thereof, this declaration of restrictions being designed for the purpose of keeping said development desirable, uniform and suitable in architectural design and uses as herein specified, said real property being described as follows, to-wit:

A parcel of land in the SE $\frac{1}{4}$  and NE $\frac{1}{4}$ , Section 15, T. 42 N., R. 108 W., 6th P.M., Fremont County, Wyoming, more particularly described as follows: Commencing at the SE corner of said Section 15; thence North 2656.5 feet; thence S 89°53'30" W 296.36 feet to point of beginning of this description; thence S 89°53'30" W 170.49 feet; thence S 2°32'30" W 371.65 feet, thence N 78°46' W 403.85 feet; thence S 54°39' W 210.60 feet; thence N 54°43'30" W 149.40 feet; thence N 43°58'30" W 203.73 feet; thence N 1°23'30" W 180.00 feet; thence S 89°53'30" W 300.00 feet; thence N 1327.56 feet; thence N 89°52'15" E 1756.03 feet; thence S 17°48'15" E along westerly right-of-way line of U. S. Highway 26, a distance of 578.82 feet; thence along a curve on the westerly right-of-way line of U. S. Highway 26; a distance of 880.0 feet more or less to the point of beginning, containing 67.62 acres more or less.

1. Each and every lot shall be known as a "residential lot" and no structure or structures shall be erected, altered, placed or permitted to remain on any such residential lot other than two detached single family dwellings, together with a private garage for not more than two automobiles.

2. Each such dwelling shall be constructed at a minimum cost of not less than Ten Thousand (\$10,000.00) Dollars, based upon 1966 labor and material costs.

3. No structure shall be erected, placed or altered on any such building lot until the building plans, specifications and plot plan showing the location of such structure have been approved in writing as to the conformity and harmony of external design and as to location of the structure with respect to topography and finished ground elevation and as to conformity with all of the covenants, conditions and restrictions contained herein by William A. Meckem or his representative. William A. Meckem or his representative shall, within thirty (30) days or as soon thereafter as practicable, approve or disapprove any plans and specifications submitted to him in writing. The failure of William A. Meckem or his representative to approve or disapprove any proposed building plan shall not in any way relieve the owner or the builder from his legal responsibility to comply with the covenants, conditions and restrictions contained therein.

4. No structure shall be erected within this development which does not conform with the general standards of the subdivision. Basement dwellings, garage dwellings, trailer houses, tents, outhouses, shacks, etc., shall be prohibited. No structure of a temporary nature shall be used as a dwelling, either temporarily or permanently. All construction shall be new and no building or buildings may be moved from another location to any site within the above described lots.

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5. No obnoxious or offensive trade or activity or illegal practice of any kind shall be carried on upon any residential lot or any part thereof or in any building or structure or any part thereof, nor shall any activity be carried on which is or may become an annoyance or nuisance to the occupants of the adjoining or remaining residential lots in said development.

6. No signs, billboards or advertising structure of any kind shall be erected or displayed on any residential lot or lots other than a single sign not more than six by eight (6 x 8) feet in size advertising lots or houses for sale or rent; provided, however, that advertising signs by builders and materialmen will be allowed during periods of construction.

7. No trash, refuse, ashes or other rubbish may be dumped or thrown on any residential lot or portion thereof.

8. OIL AND MINING OPERATIONS. 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, mineral excavation 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.

9. All covenants, conditions and restrictions set forth herein shall remain with the land and be binding on all parties and persons claiming any interest in any of the land herein described or any part thereof.

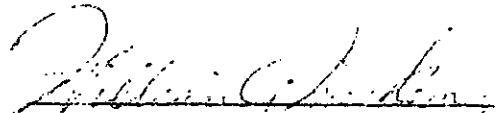
10. The covenants, conditions and restrictions contained herein shall be in effect for a period of twenty-five (25) years from the date hereof, at which time said covenants, conditions and restrictions shall automatically be extended for successive periods of ten (10) years, provided that at the end of such twenty-five (25) year period or any such ten (10) year period the then owners of said residential lots, may, by majority vote, amend, modify, or nullify said covenants, conditions or restrictions in whole or in part.

11. Any violation of the covenants, conditions and restrictions contained herein may be enjoined in a Court of laws or equity by William A. Meckem d/b/a Meckem Enterprises Realty or by a majority of the owners of said residential lots, and any person violating said covenants, conditions and restrictions shall be liable for damages to the remaining owners.

12. In the event any clause, sentence, paragraph or part of this agreement shall for any reason be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this agreement, but such judgment shall be confined in its operation to the clause, sentence, paragraph or part specifically held to be invalid.

IN WITNESS WHEREOF, said William A. Meckem, d/b/a Meckem Enterprises Realty has caused this instrument to be executed and the seal of said company attached this 28<sup>th</sup> day of September, 1966.

WILLIAM A. MECKEM, d/b/a  
MECKEM ENTERPRISES REALTY

 (Seal)