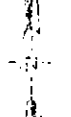


PLAT OF  
RIVERVIEW TERRACE SUBDIVISION  
TO THE CITY OF RIVERTON

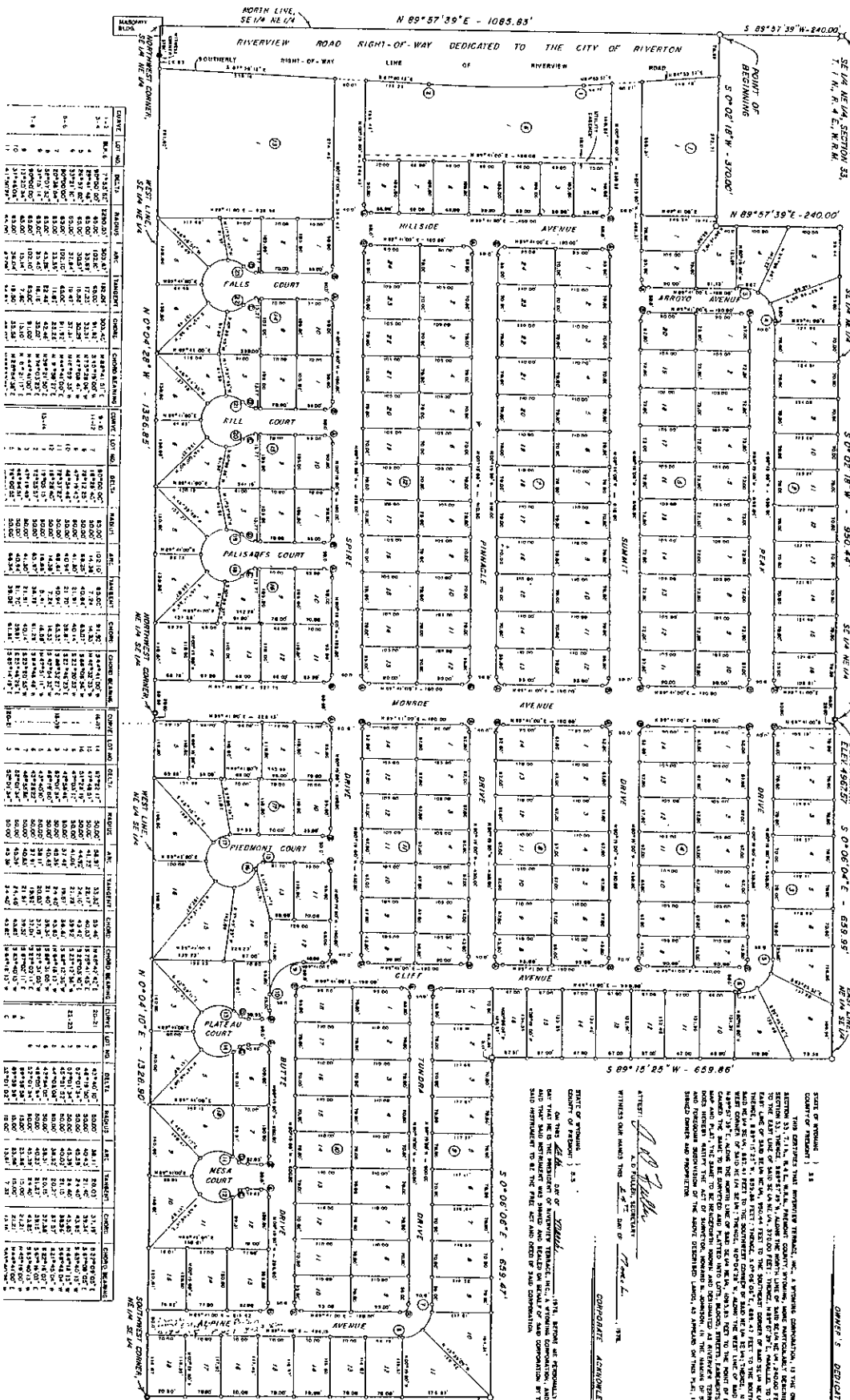
PART OF THE SE 1/4 NE 1/4 & THE NE 1/4 SE 1/4,  
SECTION 33, T. 1 N., R. 4 E., W. R.M.,  
FREMONT COUNTY, WYOMING



NOTE:  
1. 1.33 FOOT DILUTY EXISTING TO BE REMOVED ALONG ALL SIDE AND  
REAR LOT LINES EXCEPT LOT 1, BLOCK 6, WHICH SHALL HAVE A  
2) WIDTH OF 1.33 FEET FOR THE DILUTY EXISTING.  
3) VERTICES WITHIN THE CITY OF RIVERTON FOR ADMINISTRATION  
RECORDED AS SET AT RIVERTON, WYOMING, IN THE  
4) ALL BLOCKS SHALL BE ZONED CLASS "R" RESIDENTIAL,  
COMMERCIAL.

SCALE: 1" = 100'

LEGEND:  
I - EXISTING ALLEY  
O - EXISTING BRICK CURB  
O - 2" DIA. ALUMINUM CURB  
O - 1 1/2" DIA. ALUMINUM CURB FOR 1/2" DIA. R.C. CURB  
R.C. CURB SET 1/2" DIA. INDENTED



STATE OF WYOMING )  
COUNTY OF FREEMONT ) S.S.  
I, Howard S. Johnson, of Riverton, Wyoming, a Notarized Land Surveyor of the State of Wyoming, do hereby certify that I have examined the plat of the above described subdivision and find that the same conforms to the provisions of the laws of the State of Wyoming relating to the subdivision of land and that the same is a true and correct copy of the original as filed in my office.

WITNESSED AND SIGNED BY ME THIS 22nd DAY OF April, 1978.  
BY COMMISSION EXPIRES APRIL 4, 1979.  
Howard S. Johnson  
Notary Public

OWNER'S DECLARATION  
I, Howard S. Johnson, of Riverton, Wyoming, do hereby certify that I have examined the plat of the above described subdivision and find that the same conforms to the provisions of the laws of the State of Wyoming relating to the subdivision of land and that the same is a true and correct copy of the original as filed in my office.

APPROVED:  
CITY COUNCIL OF RIVERTON, WYOMING  
BY William A. Farthing  
Mayor

ATTEST:  
CITY CLERK  
BY James A. Farthing  
City Clerk

CLERK OF RECORDS  
THIS PLAT WAS FILED BY RECORDS IN THE OFFICE OF THE  
CLERK OF RECORDS AT RIVERTON, WYOMING, ON THIS  
DAY OF April, 1978.  
BY James A. Farthing  
Clerk of Records

REPLAT #1152 to plat 5, 102 2-27-78  
1976002 21 112 6-11-76 016 17

## PROTECTIVE COVENANTS

Conditions, Covenants, Restrictions and Easements Affecting Property  
of the Riverview Terrace Company, a Partnership:

THIS DECLARATION made this 16 day of July, 1979, by the  
Riverview Terrace Company, a Partnership, hereinafter called the Declarant:

## WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in  
Clause I of this Declaration, and is desirous of subjecting the real property  
described in said Clause I to the restrictions, covenants, reservations, ease-  
ments, liens and charges hereinafter set forth, each and all of which is and  
are for the benefit of said property and for each owner thereof, and shall  
inure to the benefit of and pass with said property, and each and every parcel  
thereof, and shall apply to and bind the successors in interest, and any owner  
thereof:

NOW, THEREFORE, Riverview Terrace Company, a Partnership, hereby  
declares that the real property described in and referred to in Clause I  
hereof is, and shall be, held transferred, sold and conveyed subject to the  
conditions, restrictions, covenants, reservations, easements, liens and charges  
hereinafter set forth.

## DEFINITIONS OF TERMS

Building Site shall mean any lot, or portion thereof, or any plot  
containing two or more contiguous lots, or a parcel of land of record and in  
a single ownership and upon which a structure may be erected in conformance  
with the requirements of these Covenants.

Company shall mean the Riverview Terrace Company, a Partnership.

## CLAUSE I

## PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held and conveyed, transferred  
and sold subject to the conditions, restrictions, covenants, reservations,  
easements, liens and charges with respect to the various portions thereof set  
forth in the various clauses and sub-divisions of this Declaration is located  
in the County of Fremont, State of Wyoming, and is more particularly described  
as follows, to-wit:

- Block 3 - Lots 1 through 16
- Block 4 - Lots 1 through 14
- Block 6 - Lots 2 through 8
- Block 7 - Lots 13 through 24
- Block 8 - Lots 1 through 14
- Block 9 - Lots 1 through 18
- Block 10 - Lots 1 through 18
- Block 11 - Lots 1 through 14
- Block 12 - Lots 1 through 24
- Block 14 - Lots 1 through 10
- Block 15 - Lots 1 through 10
- Block 16 - Lots 1 through 15
- Block 17 - Lots 1 through 16
- Block 18 - Lots 1 through 15

All lots are in Riverview Terrace Subdivision to the City of Riverton,  
Fremont County, Wyoming.

No property other than that described above shall be deemed subject  
to this declaration, unless and until specifically made subject hereto.  
The declarant may, from time to time, subject additional real property to the  
conditions, restrictions, covenants, reservations, liens and charges herein  
set forth by appropriate reference hereto.

Fremont County: Wyo. No. **1006093**  
Recorded

JUL 25 1979 Book 112 of RECORDS Page

4 o'clock AM James A. Farthing  
County Clerk

GENERAL PURPOSES OF CONDITIONS

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and unharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All building sites in the tract shall be known and described as residential building sites, which includes single and multiple family sites.

B. No building shall be erected, placed, or altered on any premises in said development until the building plans, specifications, and plot plan showing the location of such building have been approved, in writing, as to conformity and harmony of external design with existing structures in the development and as to location of the building with respect to topography and finished ground elevation, by an architectural committee composed of H. J. Clare, Box 493, Casper and Paul Studer, Box 503 Riverton, or another designated by a majority of the members of said committee. In the event the committee fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The members of said Architectural Committee shall not be entitled to any compensation for services performed pursuant to this Covenant.

C. No building shall be located on any building site nearer to the front lot line, rear lot line, and/or street line than the minimum building setback lines as provided by City of Riverton zoning. No building shall be located nearer than 5 feet to an adjacent building site, except that no side yard shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building setback line. No dwelling shall be located on any interior building site nearer than 20 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to encroach upon another building site.

D. No residential structure shall be erected or placed on any building site which has an area of less than 5,000 square feet or a width of less than 60 feet at the front building setback line for interior lots, and less than 60 feet for corner lots.

E. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, basement, tent, shack, garage, barn or other outbuildings other than guest houses and servants' quarters erected on a building site covered by these Covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

G. An easement is hereby reserved for the Pacific Power and Light Company and the Mountain States Telephone and Telegraph Company for poles, anchors and guy wires and cable adjacent to any lot lines, and Northern Utilities Company for installation and maintenance of natural gas lines over the rear ten feet of each building site where no alley is provided.

H. No animals or poultry of any kind other than those kept or maintained on any part of said property.

I. No fence, wall, hedge, or mass planting shall extend beyond the minimum building setback lines established.

J. Oil drilling, oil development operations, refining, or operations of any kind, or quarrying shall not be permitted upon or in any building site in the tract described herein, nor shall oil wells, tunnels, mineral excavations or shafts be permitted upon or in any building sites covered by these covenants.

K. No antenna or aerial used for television, radio or any other purpose shall be more than three feet in height unless approved by the Architectural Committee in writing.

L. No individual sewage disposal system, cesspool or septic tank shall be permitted on any building site.

M. No individual water supply system shall be permitted, unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Wyoming State Board of Health. Approval of such system to be installed shall be obtained from the Architectural Committee.

N. All construction shall be new and no building or improvement shall be moved from another location to any site within this subdivision.

O. Each structure built in this subdivision shall be equipped with a garbage disposal.

P. These Covenants are to run with the land and shall bind all parties and all persons claiming under them until January 1, 1970. If at that time said covenants shall be automatically extended for successive 10 years unless by vote of a majority of the then owners of the land covered by these covenants it is agreed to change said covenants in part.

If the parties hereto, or any of them, or their heirs, assigns, or assigns shall violate or attempt to violate any of the Covenants hereinafter set forth, it shall be lawful for any other person or persons owning any real property in said tract, to prosecute any proceedings at law or in equity, and any person or persons violating or attempting to violate any such Covenant shall be liable to pay to the person or persons so prevented him or them from so doing or to recover damages or costs of such violation.

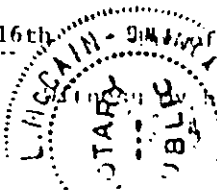
Q. Invalidation of any one of these Covenants or any part thereof by any judgment or court order shall in no wise affect any of the other Covenants which shall remain in full force and effect.

RIVERVIEW TERRACE  
a Partnership

By [Signature]  
H. J. Marc, Jr.  
Partner

STATE OF WYOMING )  
COUNTY OF FREEMONT )

The foregoing instrument was acknowledged before me on this 16th day of July, 1979.



[Signature]  
Title of Office  
My Commission Expires

AMENDMENT  
to  
PROTECTIVE COVENANTS

Amendments to Conditions, Covenants, Restrictions, and Easements affecting Property of the Riverview Terrace Company, a Partnership.

WHEREAS, on July 25, 1979 in Book 110 of Microfilm, page 533, at 11:00 oclock A.m. in Fremont County, Wyoming, Protective Covenants were recorded No.1006093 for RIVERVIEW TERRACE SUBDIVISION to the City of Riverton, Fremont County, Wyoming.

WHEREAS, Riverview Terrace Company, a Partnership, is still the owner of all the lots subject to the covenants, namely:

- Block 3- Lots 1 through 16
- Block 4- Lots 1 through 14
- Block 6- Lots 2 through 8
- Block 7- Lots 13 through 24
- Block 8- Lots 1 through 14
- Block 9- Lots 1 through 18
- Block 10- Lots 1 through 18
- Block 11- Lots 1 through 14
- Block 12- Lots 1 through 24
- Block 14- Lots 1 through 10
- Block 15- Lots 1 through 10
- Block 16- Lots 1 through 15
- Block 17- Lots 1 through 16
- Block 18- Lots 1 through 15 , all lots in Riverview Terrace Subdivision to the City of Riverton, Wyoming.

WHEREAS, Riverview Terrace Company wishes to make amendments to the Protective Covenants as follows:

Now, THEREFORE, Riverview Terrace Company, a Partnership declares that Paragraph D of said covenants which reads " No residential structure shall be erected or placed on any building site which has an area of less than 5000 square feet, or a width of less than 60 feet at the front building setback line for interior lots, or less than 60 feet for corner lots", is now null and void.

Also a new paragraph D is added to the covenants which provides:

D. An easement is retained across the rear 5 feet of each lot and a 5 foot easement is retained adjacent to each side lot line for the purpose of allowing the free flow and drainage of surface waters across each and all of said lots.

IN WITNESS WHEREOF, the parties hereto have executed this amendment to Protective Covenants.

RIVERVIEW TERRACE COMPANY, A PARTNERSHIP  
*[Signature]*  
By: H. J. Clare, Jr., Partner

STATE OF WYOMING )  
COUNTY OF NATRONA ) ss

The foregoing instrument was acknowledged before me this 11th day of September 1979 by H. J. CLARE, JR.

Witness my hand and official seal.

My Commission expires Feb. 24, 1983

*[Signature]*  
Notary Public

Fremont County, Wyo. No. 1009112  
Recorded

SEP 12 1979 Book 110 of MICROFILM Page 61  
1:20 o'clock PM James A. Farthing  
County Clerk