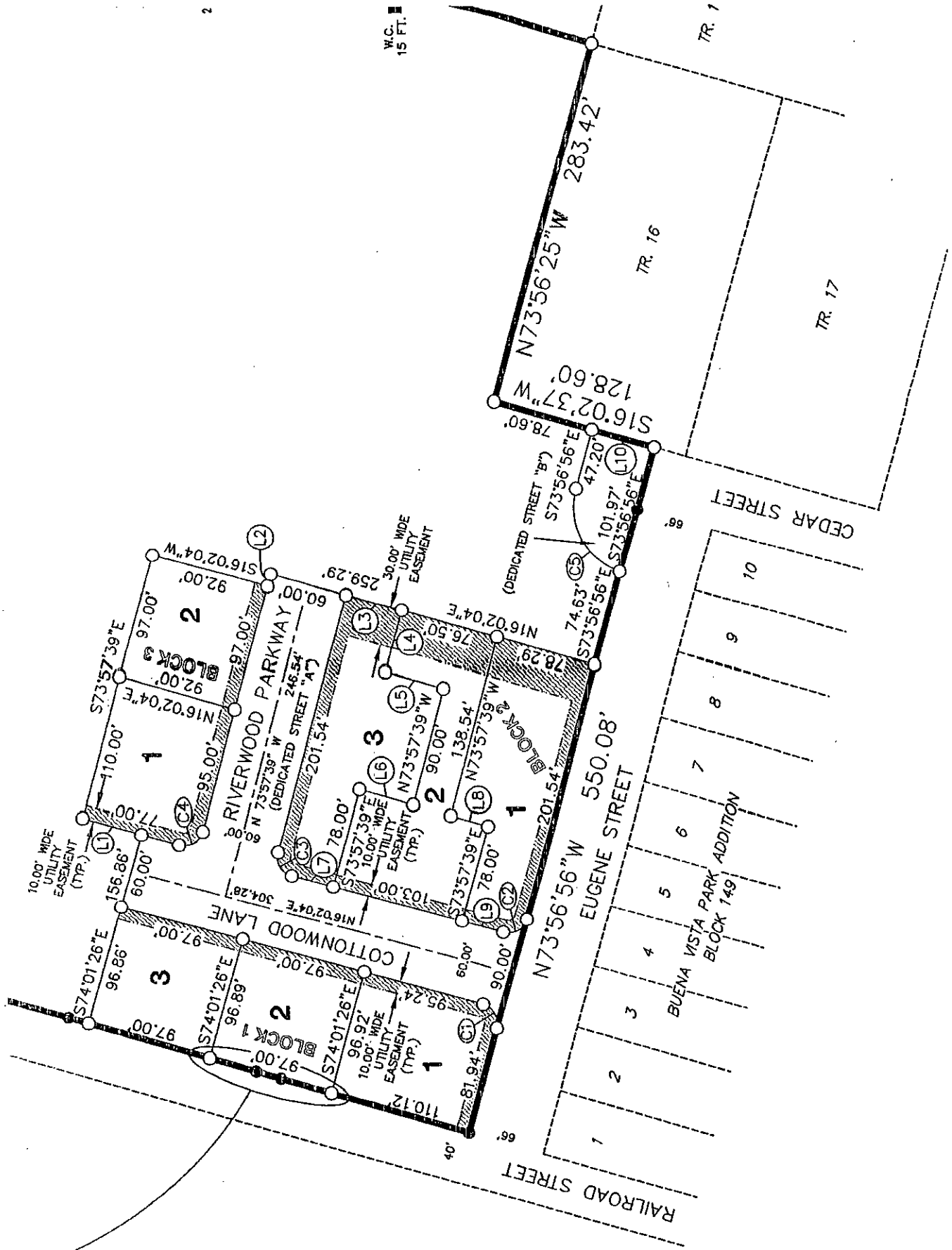


RIVERWOOD SUBDIVISION, PHASE 1

W.C. 15 FT.



RAILROAD STREET

EUGENE STREET

CEAR STREET

TR. 16

TR. 1

BUENA VISTA PARK ADDITION
BLOCK 149

TR. 17

TR. 16

TR. 1

10.00' WIDE
UTILITY
EASEMENT
(TYP.)

10.00' WIDE
UTILITY
EASEMENT
(TYP.)

10.00' WIDE
UTILITY
EASEMENT
(TYP.)

30.00' WIDE
UTILITY
EASEMENT

10.00' WIDE
UTILITY
EASEMENT
(TYP.)

10.00' WIDE
UTILITY
EASEMENT
(TYP.)

10.00' WIDE
UTILITY
EASEMENT
(TYP.)

8 RIVERWOOD PARKWAY
(DEDICATED STREET "A")
246.54'

COTTONWOOD LANE
304.28'

8 RIVERWOOD PARKWAY
(DEDICATED STREET "A")
246.54'

(DEDICATED STREET "B")
74.63'

110.12'

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WHEN RECORDED MAIL TO:
Splan Development, LLC
2160 East Fardown Avenue
Salt Lake City, UT 84121

DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
Riverwood Subdivision

2008-1307227
08/15/2008 01:31:31 PM Page: 1 of 3
COVENANTS \$14.00 Fremont County Clerk
Julie A Freese, Fremont County Clerk



**DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
Riverwood Subdivision**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERWOOD SUBDIVISION (the "Declaration") is made effective the 15th day of August, 2008, by Julia Splan, acting under full authority on behalf of Splan Development, LLC, owner of Riverwood Subdivision, herein referred to as "Declarant".

NOW THEREFORE, Declarant hereby declares that all of the Property (as hereafter defined) is hereby subjected to this Declaration and shall be held, sold, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the Property.

GENERAL PROVISIONS

- (1) The "Property" is all of the property identified on the Final Plat of Riverwood Subdivision Phase One, approved by the City Council of Lander, Wyoming on June 10, 2008, which is described as follows:

Blocks 146, 147, 148, and Tracts 1, 7, 8, 9, 10, 14, and 15 of Buena Vista Park Addition and Street Right-of-Ways of Cedar Street, Market Street, and Wood Street contained in boundary. The property can be further described as a tract of land situated in the Northwest Quarter of Section 17, T. 33 N, R. 99 W., 6th P.M. Fremont County, Wyoming.

- (2) All of the Lots in Phase One of the Subdivision have been further limited, modified and restricted as shown on the Plat Map. It is the intention of Declarant that in addition to Phase One, all remaining Lots in the Subdivision be developed and conveyed pursuant to a general plan and subject to certain protective covenants, conditions, restrictions, reservations, easements, equitable servitudes, liens and charges, all running with the title to said Lots as hereinafter set forth.

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COVENANTS \$14.00 Fremont County Clerk
Julie A Freese, Fremont County Clerk



- (3) The covenants, conditions, restrictions, reservations, easements, and equitable servitudes set forth herein shall run with the Lots and shall be binding upon all persons having any right, title or interest in any Lot or Lots, their heirs, successors and assigns; shall inure to the benefit of each and every Lot, and any interest therein; and shall inure to the benefit of and be binding upon the Owners, their successors in interest, and each Owner and his respective successors in interest; and may be enforced by any Owner, his successors in interest, or the Association.
- (4) Declarant expressly reserves the right to amend, supplement, modify or change any provision, condition or restriction contained in this Declaration at any time. Declarant further reserves the right to amend this Declaration in order to establish an overall general plan for the Subdivision, including Homeowner's Association and governing Board of Trustees.
- (5) All provisions, covenants, conditions and restrictions contained in this Declaration, or in any supplemental or amended Declaration, shall continue and remain in full force and effect for a period of twenty (20) years from the effective date of this Declaration. Thereafter, this Declaration shall be automatically extended for successive periods of ten (10) years unless this Declaration is terminated by recorded instrument directing termination signed by the Owners subject to this Declaration.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration effective as of the date first above written.

Owner of Riverwood Subdivision, Splan Development, LLC

By (Name): Julia Splan Title: Principal

Signature: [Handwritten Signature]

State of Wyoming)
 County of Fremont)

Sworn to and subscribed before me this 15 day of August, 2008.

Maureen B Cole
 Notary Public

My Commission Expires: 11/16/2010

