

APPROVED
 Board of County Commissioners
 Fremont County, Wyoming
 By: *Richard J. ...*
 Attest: *...*
 Dated: *...*

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING
 COUNTY OF FREMONT

I, Harold E. O'Malley of Lander, Wyoming do hereby certify that this map was made from notes taken during an actual survey made by me during April, 1964 and that it correctly represents the SQUAW CREEK ACRES SUBDIVISION, being a part of the SW 1/4 of Section 22, T.33N., R.100W., 6B1P.M. as shown on the ground during said survey, that said subdivision is described on this plot in the Certificate of Dedication by the owners, that said plot is true and correct and that all measurements were made with a steel tape and all angles were turned from the true meridian, and that all tract corners are marked by aluminum or brass capped iron rods or nails driven in the ground. All distances are shown in feet and decimals thereof and all angles in degrees and minutes from the true meridian.

RE: *Harold E. O'Malley*
 License No. 488

Subscribed in my presence and sworn to before me this *2nd* day of *January*, 1965.
 My commission expires on the *16th* day of *April*, 1967.

CERTIFICATE OF DEDICATION

We, Norman C. Christensen and Karen M. Christensen, husband and wife, and William J. Guthrie and Evelyn J. Guthrie, husband and wife, do hereby certify as follows:
 That the foregoing subdivision of a part of the SW 1/4 of Section 22, T.33N., R.100W., 6B1P.M., Fremont County, Wyoming as appears on this plat, more particularly described as follows:
 Beginning of corner No. 1, which corner is also the West 1/4 corner of said Section 22, hence proceed N. 89° 49.3' E. a distance of 1023.00 ft. along the North line of the SW 1/4 of said Section 22 to corner No. 2, thence proceed S. 20° 02' W. a distance of 198.64 ft. to corner No. 3, thence proceed S. 32° 45' W. a distance of 100.00 ft. to corner No. 4, thence proceed S. 72° 15' W. a distance of 47.00 ft. to corner No. 5, thence proceed S. 54° 07' W. a distance of 67.70 ft. to corner No. 6, thence proceed S. 1° 51.2' W. a distance of 600.00 ft. to corner No. 7, thence proceed S. 89° 49.3' W. a distance of 1295.40 ft., more or less, to corner No. 8, a point on the West line of the SW 1/4 of said Section 22; thence proceed N. 0° 17.6' E. a distance of 945.60 ft., more or less, along the West line of the SW 1/4 of said Section 22 to corner No. 1; the point of beginning hereinafter mentioned, is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

LEGEND
 • indicates tract corners
 • indicates other corners
 (D.M.) indicates the true meridian

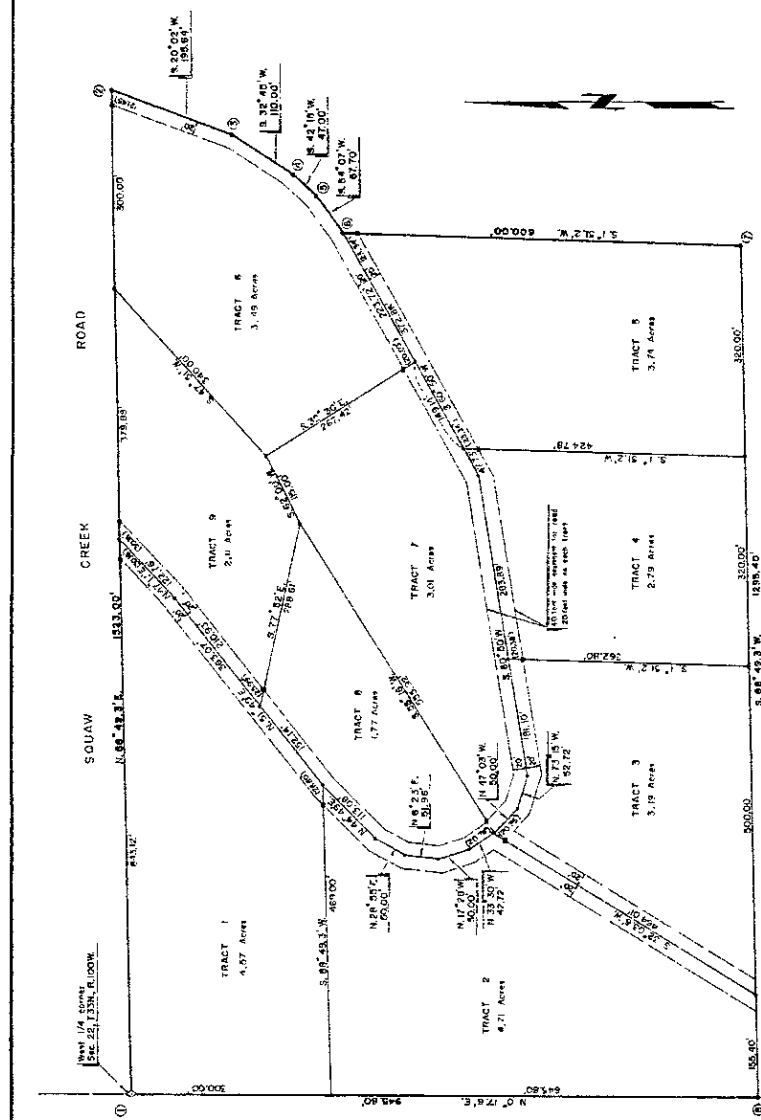
SQUAW CREEK ACRES
 SUBDIVISION

BEING A PART OF THE
 SW 1/4 SEC. 22, T.33N., R.100W., 6B1P.M.
 FREMONT COUNTY, WYOMING

SCALE: 1"=100'

C.E. GIBSON JR., REGISTERED
 CONSULTING ENGINEER & LAND SURVEYOR
 LAUREL, WYOMING

STATE OF WYOMING
 FREMONT COUNTY CLERK'S OFFICE
 Filed in this office for record this 2nd day of January, 1965.
 Book No. 22, Page 100



Norman C. Christensen
Karen M. Christensen
William J. Guthrie
Evelyn J. Guthrie

On this *2nd* day of *January*, 1965 before me personally appeared Norman C. Christensen and Karen M. Christensen, husband and wife, and William J. Guthrie and Evelyn J. Guthrie, husband and wife, known to be the persons who executed the foregoing instrument, and acknowledged that they executed the same on their free act and deed.
 Given under my hand and notarial seal the day and year in this certificate first written above.

My commission expires the *16th* day of *April*, 1967

NORMAN C. CHRISTIANSEN

WILLIAM T. GUSTIN

DECLARATION OF PROTECTIVE
COVENANTS
SQUAW CREEK ACRES, Fremont
County, Wyoming

to

THE PUBLIC

WHEREAS the undersigned Norman C. Christiansen and William T. Gustin have filed a plat of the Squaw Creek Acres in Fremont County, Wyoming, with the County Clerk and Ex-Officio Register of Deeds, in and for Fremont County, Wyoming on the 29th day of January, 1965, which said plat is recorded in Drawer 2 at Page 50 of Plats,

WHEREAS, the undersigned are the owners of all the lots in said subdivision and desire to place restrictions upon said lots for the use and benefit of themselves as present owners, and for the future owners thereof,

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned Norman C. Christiansen, and William T. Gustin, being the present owners of all lots and blocks contained and described in the Squaw Creek Acres in Fremont County, Wyoming, that all of said blocks in said acres and all of said lots in said acres are held subject to and with the benefit of all the restrictions, conditions, and covenants, charges, and agreements contained in this declaration of protective covenants, and they do further hereby covenant and agree that any subsequent grants of any of the said lots now owned by them in said acres shall be subject to these covenants and restrictions hereinafter set forth:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars. All exterior designs must have an attractive appearance and to be painted or finished complete before being occupied. No building of any kind shall be moved on to the above tracts without the approval of the architectural control committee.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and the specifications and a plan showing the location of the structure and of the septic system have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of design with existing structures, and as to location with respect to topography and finish grade elevation.

3. DWELLING QUALITY AND SIZE: No dwelling shall be permitted on any lot having less than 1,000 square feet of living area, having one story; not having less than 800 square feet for one and one-half stories; and not less than 800 square feet for a two story dwelling. The ground floor area of the main structure exclusive of one story open porches and garages.

4. BUILDING LOCATION: No building will be located on any lot nearer than 25 feet from any lot line. Any lot line bordering a road or street will begin 20 feet from the center of the road. Excepting present Squaw Creek Road.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a total area of less than one acre.

6. NUISANCE. No noxious or offensive activity shall be

188

carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. There will be no excess storing or maintaing of vehicles, stockpiling of building materials, any materials as to have an unsightly appearance at any time, only while in process of constructions on the property.

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

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 excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in the boring for oil or natural gas shall be erected, maintained, or be permitted on any lot.

9. FENCES: All blueprints and proposals for fences, walls, and hedges must be submitted for approval to the Architectural Control Committee.

10. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, horses, and other household pets may be kept, provided they are not kept, bred, or maintained for any commercial use.

11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal for such shall be kept in a clean and sanitary condition.

12. SIGNS. No signs 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 builder to advertise the property during the construction or sale.

13. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved.

14. MEMBERSHIP. The Architectural Control Committee is composed of Norman C. Christiansen, and William T. Gustin, both of Lander, Fremont County, Wyoming. The committee may designate a representative to act for it. In the event of death or resignation of a member of the committee, the remaining member shall have full authority of designating a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or to restore to it any of its powers and duties.

15. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and submitted to the applicant within 30 days from and after the date of submission of said plans and specifications to said committee. In the event the committee, or its designated representative, fails to approve or to disapprove within said 30 days the specifications which have been submitted to it, the failure of such committee or its representative to approve or disapprove any proposed building plan shall not in any way relieve the owner or the builder from his legal

responsibilities to comply with the covenants, conditions, and restrictions contained herein.

16. TERM. These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 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 has been recorded, agreeing to change said covenants in whole or in part.

17. ENFORCEMENT. Enforcement of these covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.

SIGNED AT LANDER, WYOMING, this 15 day of July, 1965.

Norman C. Christiansen
Norman C. Christiansen

William T. Gustin
William T. Gustin

STATE OF WYOMING)
) ss
COUNTY OF FREMONT)

On this 15th day of July, 1965, before me personally appeared Norman C. Christiansen and William T. Gustin, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



William R. Farthing
Notary Public

My commission expires: 9/18/67

STATE OF WYOMING)
COUNTY OF FREMONT)
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M/S
H. L. B.