

Prohibits invidious a preference
discrimination or discrimination based
on race, color, religion, sex, handicap,
marital status, or familial status.
Prohibits covenants, conditions,
restrictions related to the above such as
Article 42, U.C.A. 360A(4)

00709
COPY

STATE OF WYOMING }
COUNTY OF JOHNSON }

This instrument was filed for record on Sept 13 1974
at 5:35 P.M. and was returned to 8679-1573
by William F. Robbins Registrar of Deeds.

P R O T E C T I V E C O V E N A N T S

Conditions, Covenants, Restrictions and Easements Affecting
Property of the Dixon Addition to the City of Buffalo, Wyoming
according to the official plat thereof.

THIS DECLARATION, made this 9th day of July, by Charles R.
Spratt and Leona D. Spratt, husband and wife
hereinafter called the Declarants.

WHEREAS, Declarants are the owners of real property described
in Clause 1 of this Declarant and are desirous of subjecting the
real property described in said Clause 1 to the restrictions,
covenants, reservations, easements, liens and charges herein-
after set forth, each and all of which is and are for the bene-
fit 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.

W I T N E S S E T H

NOW THEREFORE, Charles R. Spratt and Leona D. Spratt
hereby declare that the real property described and referred to
in Clause 1 hereof is, and shall be, held, transferred, sold
and conveyed subject to the conditions, restrictions, covenants,
reservations, easements, liens and charges hereinafter set forth.

DEFINITION OF TERMS

Building Site shall mean any lot, or portion there-
of, or any two or more contiguous lots or a parcel of land of
record and in a single ownership and upon which a dwelling may
be erected in conformance with the requirements of these Cove-
nants.

CLAUSE 1

Property subject to this Declaration

The real property which is, and shall be, held and
shall be 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 subdivisions of this Declaration is
located in the County of Johnson, State of Wyoming, and is more
particularly described as follows, to-wit:

The DIXON ADDITION to the City of Buffalo

Block 1 - Lots 5 through 10
Block 2 - Lots 1 through 11
Block 3 - Lots 1 through 3, Lots 5 through 8
Block 4 - Lots 1 through 4
Block 5 - Lots 1 through 11

No property other than that described above shall be deemed subject to this Declaration, unless and until specifically made subject thereto.

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.

CLAUSE 2

General Purposes of Conditions

The real property described in Clause in 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 inharmonious 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 purchases of building sites therein.

- A. All building sites in the Dixon Addition to the City of Buffalo shall be known and described as single-family residential building sites except Lots 1, 2, 3, 4, 11, 12, 13, 14 and 15 of Block No. 1 and Lot 4 of Block No. 3. Lots 1, 2, 3, and 4 of Block No. 1 shall be reserved for Multiple Family use and Lot 4 of Block 3 has been reserved for park and recreation use.
- B. No building shall be located on any building site less than the minimum distance as required by the City of Buffalo.
- C. No building shall be located, erected or placed on any building site, which has an area of less than 5,000 square feet or a width less than 50 feet at the front building

setback line for interior lots.

- D. No noxious or offensive trade of 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.
- E. No trailer, basement, tent, shack, garage, barn or other outbuilding other than guest houses and 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.
- The keeping of a mobilehome or trailerhouse (not to include a motor home), either with or without wheels, on any parcel of property covered by these covenants is prohibited. A motor boat, house boat, motor home, camper or travel trailer vehicle may be maintained, stored, or kept on any parcel of property covered by these covenants, providing no human habitation is allowed within such structures.
- F. No main residential structure shall be permitted on any building site covered by these covenants, the habitable floor area of which, exclusive of basements, porches, and garages is less than 1,000 square feet in the case of one-story structure or less than 1,250 square feet in case of a one and one-half, two, or two and one-half story structure.
- G. Where no alleys are provided, an easement is hereby reserved over the rear eight (8) feet of each building site for utility installation, maintenance, and drainage.
- H. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property, nor shall any structures for this purpose be constructed.
- I. Oil drilling, oil development operations; refining, mining operations of any kind, or quarrying shall be permitted upon or in any of the building sites in the tract described herein, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the building sites covered by these Covenants.
- J. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000 (twenty-five years period), at which time said Covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the building sites covered by these covenants in whole or in part revokes or amends these covenants.

If the parties hereto, or any of them, or heirs or assigns, shall violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violations.

K. Invalidation of any one of thes Covenants or any part thereof by judgements or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

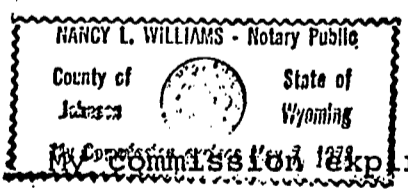
Dated this 13th day of July, 1974.

Charles R. Spratt
Charles R. Spratt

Leona D. Spratt
Leona D. Spratt

STATE OF WYOMING)
) ss.
County of Johnson)

Sworn to and acknowledged before me this 13th
day of July, 1974 by Charles R. Spratt and Leona D. Spratt.



Nancy L. Williams
Notary Public

My Commission expires: May 7, 1978