

COPY

Whereas, the undersigned are owners of Dry Creek Subdivision located in Johnson County, Wyoming, more particularly described on a plat attached hereto and made part hereof and filed in the office of the County Clerk of Johnson County, Wyoming and;

Whereas, said owners desire to place certain restrictive covenants on said subdivision for the betterment of the health, safety and welfare of the owners and occupants of said subdivision.

Now therefore, said owners do hereby make the following declarations as to limitations, restrictions and uses to which said subdivision may be put, hereby specifying that said declaration shall constitute covenants to run with all of the land as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitation upon all future owners thereof, this declaration of restriction being designed for the purpose of keeping and maintaining use and development of the subdivision desirable, uniform and suitable in architectural design as specified herein:

I.

No lot in the subdivision shall be used for anything except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling and a private garage, except that a suitable guest house for a single family and buildings incidental to the lot in the subdivision use may be permitted, if such structures are of the same architectural design and quality as the residence.

II.

DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost of less than Twenty-five Thousand (\$25,000.00) Dollars, based upon cost levels prevailing on the date these restrictions are recorded, it being the intention and purpose of these restrictions to insure that all dwellings shall be of a quality of workmanship and built of material substantially the same or better than that which could be produced on the date these restrictions are recorded for the minimum cost stated herein. The ground floor area of the main structure of said dwelling, exclusive of one-story open porches and garages, shall not be less than 1,000 square feet for any one story dwelling, nor less than 1,500 square feet for any one building of more than one story.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(f).

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6.00  
Vicki B. B. Register of Deeds

BUILDING LINES AND EASEMENTS

No structure shall be located nearer than 50 feet to any lot line. For the purpose of this restriction, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be constructed to permit any portion of a structure on a subdivision to encroach upon another subdivision. Easements for installation and maintenance of utilities are hereby reserved and placed upon each subdivision as follows:

- A. Eight (8) feet on adjoining lot lines
- B. Ten(10) feet bordering streets and/or roads
- C. Ten(10) feet bordering property not included in said

Dry Creek Subdivision

Within these easements as set forth above, no structure, shrubbery, trees or planting or other materials of any type shall be placed or permitted to remain within said easements which may damage or interfere with installation or maintenance of the utilities placed therein. The easement area of each subdivision and all improvements placed thereon and therein consistent with the provisions of this restriction shall be maintained continuously by the owner of said subdivision, except for those improvements for which a public authority or private utility company is responsible.

## IV.

WATER SUPPLY

No individual water supply system shall be permitted on any lot in the subdivision unless such a system is located, constructed and equipped in accordance with the standards, requirements, reclamations and provisions of the Wyoming Department of Environmental Quality and the State Engineer and in accordance with the laws of the State of Wyoming. Approval of such systems shall be obtained from said authority. Surface casing to be cemented to keep out surface water and cement plug to be placed in wells between separate water strata.

No mobile homes shall be permitted. There will be no further subdivision of the lots. No abandoned vehicles or machinery shall be permitted to remain on any lot in the subdivision.

SEVERABILITY

Invalidation of any one or more of the covenants or conditions hereof by a court judgement or order shall not affect in any manner the other provisions hereof, which shall remain in full force and effect.

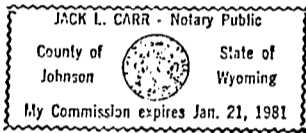
In Witness Whereof: This declaration of restrictive covenants is executed on this 1<sup>st</sup> day of Feb., 1978, in Buffalo, Johnson County, Wyoming.

Gary R. Marshall  
Gary R. Marshall  
Romaine L. Marshall  
Romaine L. Marshall

State of Wyoming )  
County of Johnson ) ss.

The foregoing instrument was acknowledged before me by Gary R. Marshall, this 1<sup>st</sup> day of Feb., 1978.

Witness my hand and official seal.

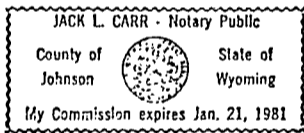


Jack L. Carr  
Notary Public

State of Wyoming )  
County of Johnson ) ss.

The foregoing instrument was acknowledged before me by Romaine L. Marshall, this 1<sup>st</sup> day of Feb., 1978.

Witness my hand and official seal.



Jack L. Carr  
Notary Public