



commencement of construction. The Declarant may extend this time limit due to unusual weather conditions. All manufactured homes must be skirted within 30 days of placement on a lot. Straw or hay bales, tires or other exposed insulation materials shall be prohibited on or around any structure.

4. Manufactured homes shall meet Federal Manufactured Home Construction and Safety Standards and shall bear H.U.D. or U.B.C. certification of such. Modular and site built structures shall meet all building, plumbing, mechanical, electrical and all other similar codes as adopted by the City of Buffalo, Wyoming from time to time.

5. All main buildings and detached structures shall be covered with a non-reflective (non-glossy) exterior siding of natural earth tones customarily used in conventional dwellings consisting of, but not necessarily limited to wood, masonry, stucco, EIFS., masonite, and vinyl or metal lap. The exterior siding material shall be extended to ground level, except that when a solid concrete or masonry perimeter foundation is used, siding material need not extend below the top of the foundation.

6. All main buildings and detached structures shall have a non-reflective (non-glossy) roof surface customarily used for conventional dwellings consisting of, but not necessarily limited to wood shingle or shakes, asphalt or composition shingles, tile, or raised metal rib. Roofs must be pitched so there is at least a 3:12 ratio.

7. No mobile home, modular home, or manufactured home shall be placed upon any lot within the development until the exterior design and appearance has been approved by the Declarant or a committee of the homeowner's association organized for that purpose. The owner or builder of any such home shall provide the Declarant or said committee with appropriate plans and/or other information in order that the exterior design, appearance, color of siding and roof composition of the home may be fully ascertained.

8. No more than three (3) licensed, operable vehicles shall be parked on any lot within the development except for one-time occasions such as a family gathering, a party or other similar events. All vehicle parking places shall, at a minimum, be graveled for all weather use. No inoperable or unlicensed vehicle shall be allowed within the limits of the

development, unless fully enclosed within a garage. No street shall be used for dismantling or repairing any vehicle or machine. Each family dwelling shall have at least two off-street parking spaces.

9. No trailer, boat, camper, snowmobile, atv, motorcycle, motor-home, or other recreational type vehicle shall be parked on any lot within the development for more than four (4) consecutive days, and/or twenty (20) days total during any calendar year, unless such vehicles are enclosed in a garage or kept on a graveled (minimum 4" depth) parking area located behind the front line of the residence.

10. Each lot within the development shall be kept free from any accumulations of garbage, junk, yard or animal wastes, wood, scrap metal or building materials.

11. All fencing within the subdivision shall be of the vertical cedar board type or equivalent; split cedar railing; or in the case of a side or rear yard fence, chain link. Front yard fencing shall not exceed four (4) feet in height. Rear and side yard fencing shall not exceed a height of six (6) feet. Barbed or electrically charged wire shall be prohibited as an exterior fence on any lot but may be utilized as an interior fence within a lot for purposes of controlling pets, delineating gardening spaces, and other similar uses.

12. No animals shall be kept on any lot within the development, with the exception of two (2) dogs and/or two (2) cats per dwelling. All pets shall be controlled by the owner so that they shall not become public nuisance. No pets may be kept, bred or raised for commercial purposes. The owners of said pets and/or the owners of said lots shall be responsible for keeping the pets within the boundaries of the lot(s) where the pet resides and no pets shall be allowed to remain at large or run at large within the subdivision.

13. Landscaping, at a minimum, shall be interpreted to mean the installation of a seeded or sodded lawn and a minimum of two (2) trees (minimum size 1½" at base) per lot. Said landscaping must be completed within sixty (60) days of occupancy of any dwelling unless extended by the developer do to adverse weather conditions.

14. Any vehicle parked on the street shall be limited to do so for not more than 36 hours in any 30 day consecutive period, or as public authorities may require.

- Each 36-hour (consecutive hours) maximum period of time shall be separated by a minimum of 28 consecutive calendar days.
- Each 18-hour (consecutive hours) period of time shall be separated by a minimum of 12 consecutive calendar days.
- Each 9-hour (consecutive hours) period of time shall be separated by a minimum of 6 consecutive calendar days.
- Each 4-hour (consecutive hours) or less period of time shall be separated by a minimum of 3 consecutive calendar days.

15. No undeveloped roads and/or streets within the Subdivision shall be utilized for access to other lands outside of the Subdivision unless said roads are constructed to the City standards and approved by the City, provided this restriction shall not be applicable to the Developer or principals of the Developer.

16. Any amendment, alteration or change to these covenants shall require the written approval of 2/3's of the owners of the lots within said subdivision and Sherd Lake, Inc. (provided that Sherd Lake, Inc. owns any lot within subdivision or the adjoining Buffalo Commerce Center).

17. These covenants may be enforced by any landowner within Phase I, Greenleaf Estates or the adjoining Buffalo Commerce Center, by the City of Buffalo, by the Developer, or by the Greenleaf Estate Homeowners Association.

18. These covenants shall be in addition to all ordinances applicable to the subdivision as adopted by the City of Buffalo. In the event that any portion of these covenants shall conflict with any such City ordinance, said City ordinance shall prevail at all times.

19. The installation and anchorage of all mobile homes, manufactured homes, and modular homes within the subdivision shall fully comply with the "guideline for manufactured housing installation", a copy of which shall be attached to these covenants and shall be fully incorporated herein by reference.

20. Prior to the sale of any lots within Phase I, the Developer will create a Greenleaf Estates Homeowners Association for purposes of enforcing these covenants and maintaining the open space greenbelt areas within Greenleaf Estates. (The owner(s) of each lot shall be members

