

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(c).

STATE OF WYOMING } ss 029086
COUNTY OF JOHNSON }
This instrument was filed for record on 5-4 1995
at 9:25 M., and 86A43 page
615-691 fee \$ 18.00
Severly Roberts Register of Deeds
by _____ Deputy

State of Wyoming)
) ss
County of Johnson)

TO THE PUBLIC
DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS
FOR
ROBBERS ROOST SUBDIVISION
A SUBDIVISION IN JOHNSON COUNTY, WYOMING

This declaration, made on the date hereinafter set forth by Gary and Romaine Marshall referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant are the owners of certain property in Johnson County, State of Wyoming, which is more particularly described upon the plat map as the same that is filed for record with County Clerk and Record of Deeds for Johnson County, Wyoming, in connection with the Subdivision designated as Robbers Roost Subdivision, situate in Johnson County, Wyoming, as the same is described in Exhibit "A" attached hereto and incorporated herein by reference, and,

WHEREAS, Declarant desire to place certain restrictive and protective covenants of the lots which comprise the Robbers Roost Subdivision for the betterment of the health, safety, and welfare of the owners and occupants of said lots.

NOW THEREFORE, Declarant hereby declare that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of all of the lots comprising Robbers Roost Subdivision and hereby specifying that these declarations shall constitute covenants not merely personal, but covenants the benefits and burdens of which run with all of the land and binding upon all parties having any right, title, or interest in the land or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of land in the Robbers Roost Subdivision.

I.
DESIGNATION OF LOTS

The lots in Robbers Roost Subdivision are hereby designated as follows:

- 1. Lots 1 through 6 - Residential

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VI.
SIGNS

No signs of any kind shall be displayed to public view on any Residential Lot except one sign of not more than six square feet may be used to advertise the property for sale or rent, or signs being used by a builder or the developer, to advertise the property during the construction and sales period.

VII.
LIVESTOCK

Except for lots 1 and 2 no animals of any kind shall be allowed on any lot except for domestic pets. Domestic pets shall not be allowed to remain loose within the Subdivision. The owner of each lot is required to keep domestic pets within the confines of that lot.

VIII.
GARBAGE AND REFUSE DISPOSAL

No lot shall be used and maintained as a dumping ground for rubbish and debris, nor shall any lot be used as a storage area for non-operative motor vehicles, miscellaneous parts or supplies, or other unsightly or unseemly material. Trash, garbage, and other waste shall not be kept except in sanitary containers. No burning of trash shall be allowed on any lot. Rocks, dirt piles, and construction debris shall be promptly removed from lots after construction of buildings.

IX.
MOBILE HOMES

No Mobile Homes are allowed. Modular Homes as defined within the City of Buffalo, Wyoming, Zoning Ordinance are allowed as long as they meet the square footage requirements stated in these covenants.

X.
PERIMETER ACCESS

Access to or from dedicated roads in the Subdivision to lands not included in the Subdivision shall not be denied provided, however, that use of said roads shall be contingent upon a pro-rata contribution to road maintenance by adjacent land owners.

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XIII.
UTILITIES AND EASEMENTS (cont.)

reinstalling, replacing, and maintaining water, sewer, electrical, gas, communications, television, and other utility services. Within these easements no structure, planting, or other permanent fixtures shall be placed or permitted to remain which may damage or interfere with the utility systems. The easement area of each lot shall be maintained by the owner of the lot except for those improvements for which a utility company is responsible. All utilities are to be underground whenever possible according to the requirements of the County Subdivision Regulations. Other easements of record go with the land.

XIV.
SUBDIVISION ROADS

The roads in the Robbers Roost Subdivision are private roads and it shall be the responsibility of the subdivision lot owners to maintain the roads.

No vehicles, trailers, trailer campers, truck campers, bus campers, and trailers, or any other vehicles shall be allowed to park on any roads within the Robbers Roost Subdivision.

XV.
GENERAL CONDITIONS

Each of the conditions and covenants set forth above shall continue and be binding upon Declarant and upon their successors and assigns, and upon each and all parties and persons claiming under them for a period of ten years from the date hereof, and automatically shall be continued thereafter for successive periods of ten years each. It is, however, provided that the owners of not less than seventy-five (75) percent of the record fee title owners of lots subject to these covenants, may release all or any part of the land so restricted from any one or more of said restrictions, or may change or modify any one or more of said restrictions with approval of the Johnson County Planning Commission and the Johnson County Board of County Commissioners by executing and acknowledging an appropriate agreement in writing and filing the same in the Office of the Clerk of Johnson County, Wyoming. The recorded certificate of an abstractor doing business in Johnson County, Wyoming as to the record ownership of the property hereby restricted shall be deemed conclusive ownership thereof.

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IN WITNESS WHEREOF, the undersigned being the Declarant herein,
have hereto set his hand this 4th day of
MAY, ~~1992~~
1995

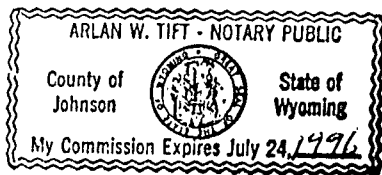
Gary Marshall
Romaine Marshall

Romaine Marshall

STATE OF WYOMING)
)
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 4th day
of MAY, ~~1992~~
1995 by Gary Marshall and Romaine Marshall.

Witness my hand and official seal



[Signature]
Notary Public