

I

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, and a private garage and/or barn.

II

DWELLING VALUE, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a value of less than Thirt-five thousand (\$35,000.00) 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 herein stated. 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.

III

SET BACKS

Set backs shall be as follows:

- a) Eight (8) feet from side lot lines.
- b) Twenty (20) feet from front lot lines.

IV

EASEMENTS

Easements for installation and maintenance of utilities are reserved on each lot 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 this subdivision.

Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

V

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. This includes any noise annoyance on streets and roads.

VI

TEMPORARY STRUCTURES

No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot on any time as a residence either temporarily or permanently; excepting that a mobile home may be used as a residence during home construction for a period not to exceed nine months.

VII

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than two square feet, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder or developer to advertise the property during the construction and sales period.

VIII

LIVESTOCK

No livestock, including domestic pets, shall be allowed to remain loose within the Subdivision. The owner of each lot shall be required to keep all animals which he owns within the confines of his lot. No animal of any kind shall be raised or bred for commercial purposes on any lot.

XI

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or 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 or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

X

WATER SUPPLY

No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the standards, requirements, and recommendation of the Wyoming State Engineers Office. Approval of such system as installed shall be obtained from such authority. No water well shall be located closer than 100 feet from any sewage disposal system. All surface water shall be cemented out on private wells in lots 1 and 2 to a depth of not less than ten (10) feet.

XI

SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any lot without approval from the Wyoming Department of Environmental Quality.

XII

MAINTENANCE OF ROADS

Responsibility of maintenance of the streets and roads shall be borne by the affected property owners until such time as the roads may be accepted publicly maintained roads.

XIII

RESUBDIVISION

There will be no further subdivision of the lots, without permission of Johnson County and City of Buffalo, Wyoming.

XIV

These covenants may be amended by a majority of the property owners with consent and advise of the Johnson County Planning Commission and the Johnson County Commissioners. In the event a Homeowner's Association is formed, said association will have the right to petition the above named parties and Boards or Court of competent jurisdiction.

XV

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violation or to recover damages. Enforcement of these covenants shall be the responsibility of any property owner within the Ventling Subdivision.

XVI

SEVERABILITY

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

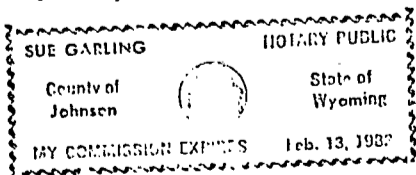
C. Vance Lucas
Frank E. Lucas Estate, C. Vance Lucas Trustee

State of Wyoming)
)ss.
County of Johnson)

The foregoing instrument was acknowledged before me by Frank E. Lucas Estate, C. Vance Lucas Trustee, this 15th day of May, 1978.

Witness my hand and official seal.

(SEAL)



Sue Garling
Notary, Public

My commission expires;
2/13/82