

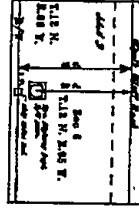
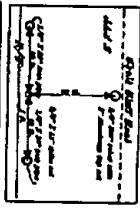
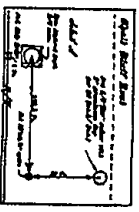


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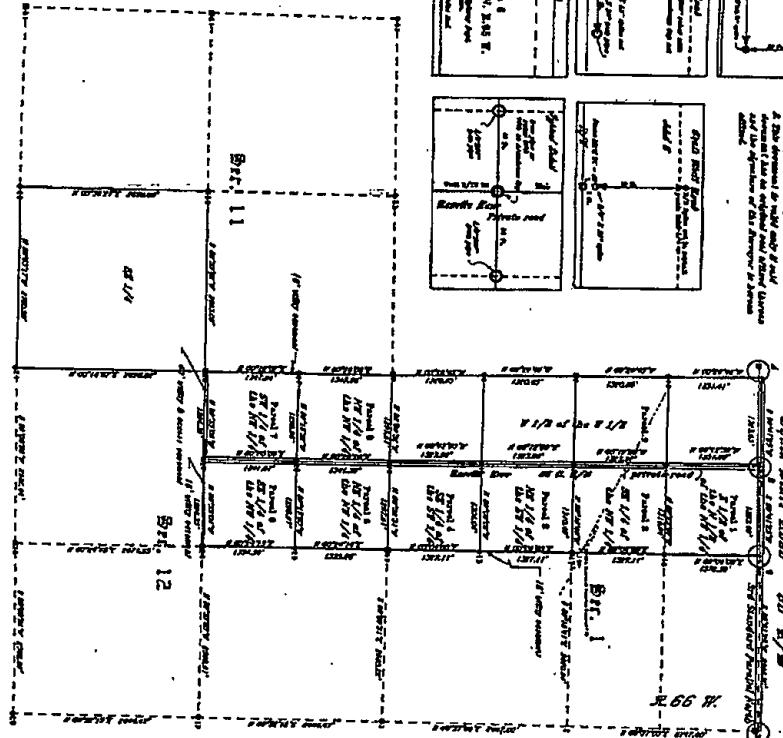
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*Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.*

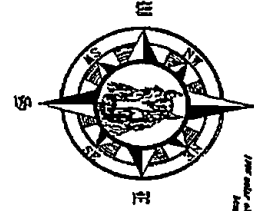
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1. This 'Right Hand' or 'Left Hand' or 'Double' or 'Single' road layout is a variation of the standard road layout and is not to be used for any other purpose than the one specified in the title of this plan.



Title Block	
Project Name	
Client Name	
Surveyor Name	
Date	
Scale	
Sheet No.	
Total Sheets	



Scale: 1" = 100 feet  
 1" = 100 feet  
 1" = 100 feet

Division of Survey  
 From International System of Units (SI) a American Standard  
 New York - 1000 Series  
 Date: 1983  
 This plan is the approval of Public Law 96-381  
 and is subject to the provisions of the Act  
 concerning it approved on Nov. 14, 1979 (96 Stat. 2103)

Map of Survey  
 of  
 the West 1/2 of Section 1  
 the NW 1/4 of Section 12  
 the SE 1/4 of Section 11 of  
 T. 12 N. of R. 66 W. of the 6th P.M.  
 in  
 Township 12 North, Range 66 West,  
 1st Principal Meridian,  
 State of North Dakota

COPY TO ASSESSOR

189844

LARAMIE COUNTY CLERK  
CHEYENNE, WY.

'96 SEP 18 AM 10 44

DECLARATION OF PROTECTIVE COVENANTS

HETTICH ENTERPRISES, INC.  
A WYOMING CORPORATION

TO

THE PUBLIC

KNOW ALL MEN BY THESE PRESENTS: THAT HETTICH ENTERPRISES, INC., A WYOMING CORPORATION, THE PRESENT OWNER OF E 1/2 OF W 1/2 SEC 1, AND NW 1/4 OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 66 WEST, OF THE 6TH. P.M., LARAMIE COUNTY, WYOMING, SHALL BE SUBJECT TO PROTECTIVE COVENANTS HEREINAFTER SET FORTH AND SAID CORPORATION DOES FURTHER COVENANT AND AGREE THAT ANY SUBSEQUENT GRANTS OF ANY LOT, TRACT OR PARCEL OF SAID REAL PROPERTY SHALL BE SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS.

1. PARCELS SHALL CONSIST OF FORTY ACRES MORE OR LESS AND NOT MORE THAN ONE SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED ON EACH PARCEL.
2. NO RESIDENCE SHALL BE PLACED ON A PARCEL IN FOUR H RANCHES WHICH IS A BASEMENT HOUSE AND NO BASEMENT SHALL BE CONSTRUCTED AND THEN COVERED AND USED AS A RESIDENCE; ANY AND ALL BUILDINGS CONSTRUCTED ON ANY PARCEL SHALL BE CONSTRUCTED IN A GOOD AND WORKMANLIKE MANNER.
3. NO BUILDING SHALL BE ERECTED NEARER THAN FIFTY (50') FEET TO ANY BOUNDARY ALONG A STREET, OR SO THAT ANY PART OF SAID BUILDING IS CLOSER THAN FIFTY (50') FEET TO ANY OTHER BOUNDARY LINES OF EACH PARCEL.
4. FOR THE PURPOSE OF THIS COVENANTS EAVES, STEPS AND OPEN PORCHES SHALL BE CONSIDERED AS PART OF THE BUILDING.
5. ANY ANIMAL SHELTER OR PEN SHALL BE AT LEAST ONE HUNDRED (100') FROM ANY NEIGHBORING DWELLING.

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6. NO CONSTRUCTION OF TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, OR ACCESSORY BUILDING SHALL BE USED ON ANY PARCEL FOR A RESIDENCE TEMPORARILY OR PERMANENTLY, EXCEPT FOR SUCH USE AND DURING THE CONSTRUCTION PHASE OF THE PERMANENT DWELLING, NOT TO EXCEED ONE (1) YEAR IN ANY EVENT, AND THEN ONLY FOR A ONE (1) YEAR PERIOD. A PERMIT FOR THE ABOVE MUST BE SECURED FROM THE ARCHITECTURAL CONTROL COMMITTEE.

7. NO PARCEL SHALL BE DIVIDED, SUBDIVIDED, SPLIT OR SOLD IN ANY MANNER WHATSOEVER.

8. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAS BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN MINIMUM BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. PRINCIPAL DWELLING WILL BE SET ON FOUNDATION. ANY STRUCTURE MUST BE CLOSED IN AND EXTERIOR FINISHED WITHIN ONE (1) YEAR FROM DATE OF START OF CONSTRUCTION.

9. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF TWO OFFICERS OF HETTICH ENTERPRISES, INC. AND ONE OWNER OF RECORD OF A PARCEL IN FOUR "H" RANCHES. A REPRESENTATIVE OWNER SHALL BE SELECTED BY THE MANAGEMENT OF HETTICH ENTERPRISES, INC. AT SUCH TIME AS OWNERS OF RECORD EXIST. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. WHEN ALL PARCELS ARE SOLD TWO MEMBERS WILL BE SELECTED BY OWNERS OF RECORD AND ONE WILL BE A REPRESENTATIVE OF HETTICH ENTERPRISES, INC. WHO SHALL THEREAFTER SERVE AS THE MEMBERS OF THE COMMITTEE. A MEMBER MAY BE REPLACED BY A VOTE OF A MAJORITY OF PARCEL OWNERS AT ANY TIME.

10. THE COMMITTEE'S APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE WITHIN THIRTY (30) DAYS, AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEM TO HAVE BEEN FULLY COMPLIED WITH.

11. THE PRINCIPAL DWELLING SHALL HAVE A MINIMUM FULLY ENCLOSED GROUND FLOOR AREA DEVOTED TO LIVING PURPOSES, EXCLUSIVE OF PORCHES, TERRACES AND GARAGE OF ONE THOUSAND (1000) SQUARE FEET, EXCEPT THAT WHERE THE SAID PRINCIPAL DWELLING IS A ONE AND ONE-HALF (1 1/2) OR TWO (2) STORY DWELLING THE MINIMUM MAY BE REDUCED TO SIX HUNDRED FIFTY (650') SQUARE FEET OF GROUND FLOOR AREA, PROVIDING THAT THE TOTAL LIVING AREA OF THE ONE AND ONE-HALF (1 1/2) OR TWO (2) FLOORS IS NOT LESS THAN TWELVE HUNDRED (1200') SQUARE FEET.

12. SEWAGE SHALL BE DISPOSED OF ONLY BY AND THROUGH A SEPTIC SYSTEM OF ADEQUATE DIMENSIONS AND CAPACITY AND OF A TYPE APPROVED BY THE STATE OF WYOMING DEPARTMENT OF PUBLIC HEALTH. NO SEPTIC TANK OR FIELD SYSTEMS SHALL BE NEARER THAN FIFTY (50') FEET TO ANY BUILDING PLOT LINE EXCEPT WITH THE CONSENT OF THE APPROPRIATE HEALTH OFFICIALS OF THE COUNTY AND STATE, AND NO SEWAGE, WASTE WATER, TRASH, GARBAGE OR DEBRIS SHALL BE EMPTIED, DISCHARGED, OR PERMITTED TO DRAIN INTO ANY BODY OF WATER IN OR ADJACENT TO THE PROPERTY. NO OUTSIDE TOILETS OR PRIVIES SHALL BE PERMITTED UPON PREMISES. ALL TOILET FACILITIES MUST BE A PART OF THE RESIDENCE AND SHALL BE OF A MODERN FLUSH TYPE AND CONNECTED WITH A PROPER SEPTIC TANK SYSTEM.

13. NO PARCEL SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR JUNK, SPECIFICALLY JUNKED CARS, UNLICENSED CARS, APPLIANCES, ETC. TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT ONLY IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN CLEAN AND SANITARY CONDITION.

14. NO MORE THAN FOUR (4) HOUSEHOLD PETS MAY BE KEPT ON ANY ONE PARCEL AND NOT MORE THAN TWENTY FIVE (25) POULTRY OR FOWL OF ANY KIND BE KEPT ON ANY ONE PARCEL NO MORE THAN TEN (10) ANIMAL UNITS PER PARCEL, INCLUDING HORSES, CATTLE, SHEEP AND GOATS ETC. SWINE MAY BE KEPT AS 4-H PROJECTS FOR A MAXIMUM OF EIGHT (8) MONTHS PER YEAR. FENCES WILL BE ERECTED TO CONTAIN ALL ANIMALS AND POULTRY WITHIN PROPERTY LINES.

15. NO SIGN OF A COMMERCIAL NATURE SHALL BE DISPLAYED TO THE PUBLIC VIEW, EXCEPT HOWEVER ONE SIGN OF NOT MORE THAN THIRTY-TWO (32) SQUARE FEET MAY BE USED TO ADVERTISE THE PROPERTY FOR SALE, OR RENT, OR TO BE USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

16. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY PARCEL, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

17. NO OIL DRILLING, OIL DEVELOPEMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATION OF ANY KIND WILL BE PERMITTED UPON OR IN ANY PARCEL, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY TRACT, OR DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY PARCEL.

18. VEHICLE PARKING: VEHICLES NOT IN RUNNING CONDITION SHALL NOT BE PARKED IN FRONT OF A RESIDENCE OR ON A PUBLIC STREET. ALL CAMPERS, TRAILERS, BOATS AND OTHER VEHICLES MUST BE PARKED NO CLOSER THAN THE FRONT LINE OF THE RESIDENCE, EXCEPT PICKUP MOUNTED CAMPERS USED AS A REGULAR MEANS OF TRANSPORTATION.

19. ENFORCEMENT SHALL BE BY PROCEEDING AT LAW OR IN EQUITY, AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR RECOVER DAMAGES.

20. HOME OWNERS ASSOCIATION: AT SUCH TIME AS SEVENTY-FIVE PERCENT (75%) OF THE TOTAL PARCELS ARE SOLD OR UNDER CONTRACT, A MEETING OF ALL OWNERS SHALL BE CALLED AND AN ASSOCIATION FORMED FROM THAT TIME FORWARD THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL COMMON RECREATIONAL FACILITIES, ENFORCEMENT OF COVENANTS AND SUCH OTHER DUTIES AS NORMALLY ARE IN THE SCOPE OF SUCH ASSOCIATIONS.

21. 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.

22. THIS DECLARATION OF PROTECTIVE COVENANTS SHALL BE CONSTRUED TO BE PART OF THE CONVEYANCE OF ANY OF THE PREMISES HEREIN DESCRIBED WHICH MAY BE HEREAFTER EXECUTED BY ANY OF THE PARTIES HERETO OR ANY OF THEIR GRANTEEES, HEIRS, EXECUTORS, SUCCESSORS OR ASSIGNS WITHOUT BEING MENTIONED THEREIN.

23. TERM OF COVENANTS: SHALL RUN WITH LAND TWENTY (20) YEARS AND EXTEND AUTOMATICALLY EXCEPT BY WRITTEN AND RECORDED INSTRUMENT SIGNED BY TWO-THIRDS (2/3) OF THE OWNERS THEN OF RECORD, AGREEING TO CHANGE THE COVENANTS IN PART OR WHOLE. A PLAT IS ATTACHED HERETO, MARKED EXHIBIT "A", COVERING THE ABOVE DESCRIBED REAL PROPERTY.

DATED THIS 17 DAY OF SEPTEMBER, 1996.

HETTICH ENTERPRISES, INC.

BY Rosetta M. Hettich  
PRESIDENT

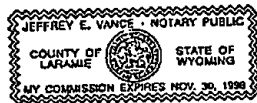
ATTEST

William G. Hettich  
SECRETARY

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
17<sup>th</sup> DAY OF SEPTEMBER, 1996, BY ROSETTA M. HETTICH AND WILLIAM  
G. HETTICH.

WITNESS MY HAND AND OFFICIAL SEAL.



Jeffrey E. Vance  
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 30, 1996

**AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS  
OF  
FOUR "H" RANCHES**

**KNOW ALL MEN BY THESE PRESENTS**, that a Declaration of Protective Covenants was filed on the 18<sup>th</sup> day of September, 1996 at Book 1433, Page 560 - 564 of the records of the Laramie County Clerk for the property described as:

The E ½ of the W ½ of Section 1 and the NW ¼ of Section 12, Township 12 North, Range 66 W of the 6<sup>th</sup> P.M., Laramie County, Wyoming also known as Four "H" Ranches;

and that it is the intention and desire of the owners of the above-described property to amend the Declaration of Protective Covenants for said property pursuant to paragraph 23 of said Protective Covenants which provides that two-thirds (2/3) of the owners then of record may agree to change the Covenants in part or in whole.

Paragraph 1 shall be amended to read as follows:

"Parcels shall consist of forty acres more or less to be used exclusively for residential purposes and not more than one dwelling unit limited to use as a single-family residence shall be constructed on each parcel. A single-family residence shall be defined as a dwelling unit occupied by persons related by blood, marriage, adoption or guardianship, or not more than two (2) persons not so related and living as a single housekeeping unit and family. No dwelling unit occupied for any purpose by a group of three (3) or more persons not related by blood, marriage, adoption or guardianship and living together as a single housekeeping unit shall be permitted."





All other restrictions, conditions, covenants, charges and agreements contained in the Declaration of Protective Covenants for the above-described property filed at Book 1433, Page 560 - 564 of the Laramie County Clerk are hereby republished, ratified and confirmed in their entirety.

Dated this 9th day of September, 2007.

Owner of Parcel 1:

Brian Childers  
Brian K. Childers

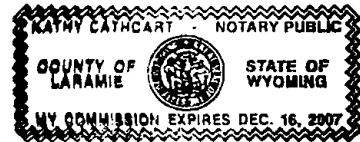
STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

Subscribed and sworn to before me by Brian K. Childers this 9th day of September, 2007.

Witness my hand and official seal.

Kathy Cathcart  
NOTARY PUBLIC

My Commission Expires: 12/16/07



Owners of Parcel 2:

Michael C. Alverson  
Michael C. Alverson, Trustee of the Alverson Revocable Trust

Mona Alverson  
Mona Alverson, Trustee of the Alverson Revocable Trust

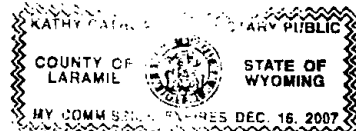
STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

Subscribed and sworn to before me by Michael C. Alverson and Mona Alverson as Trustees of the Alverson Revocable Trust this 9th day of September, 2007.

Witness my hand and official seal.

Kathy Cathcart  
NOTARY PUBLIC

My Commission Expires: 12/16/07



Owners of Parcel 3:

Vargas Limited Partnership

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

Subscribed and sworn to before me by \_\_\_\_\_ as  
\_\_\_\_\_ of Vargas Limited Partnership this \_\_\_\_\_ day of September, 2007.

Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Owner of Parcel 4:

Mercie R. Crowell  
Mercie R. Crowell

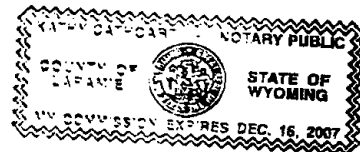
STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

Subscribed and sworn to before me by Mercie R. Crowell this 9<sup>th</sup> day of  
September, 2007.

Witness my hand and official seal.

Kathy Cathcart  
NOTARY PUBLIC

My Commission Expires: 12/16/07



Owners of Parcel 5:

Keith R. Fogg  
Keith R. Fogg  
Tracy R. Fogg  
Tracy R. Fogg

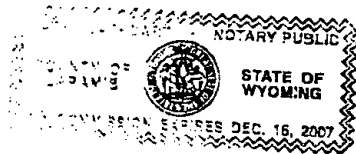
STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

Subscribed and sworn to before me by Keith R. and Tracy R. Fogg this 9th day of September, 2007.

Witness my hand and official seal.

Kathy Cathcart  
NOTARY PUBLIC

My Commission Expires: 12/16/07



Owners of Parcel 6:

Keith A. Campeau  
Keith A. Campeau  
Arleen Campeau  
Arleen Campeau

STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

Subscribed and sworn to before me by Keith A. and Arleen Campeau this 9th day of September, 2007.

Witness my hand and official seal.

Kathy Cathcart  
NOTARY PUBLIC

My Commission Expires: 12/16/07

