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RECORDED JUL 28 1975 AT 4:55 O'CLOCK P.M.
368497
Reception No. JANET C. WHITEHEAD, Recorder
DEPARTMENT OF RESTRUCTIVE COVENANTS

Clarence E. Swan and Gertrude C.
Swan, husband and wife;

and

John C. Williams and Colleen L.
Williams, husband and wife;

and

Alan E. Roberts and Magdalene R.
Roberts, husband and wife;

to

The public:

KNOW ALL MEN BY THESE PRESENTS: That Clarence E. Swan and Gertrude C. Swan, husband and wife, John C. Williams and Colleen L. Williams, husband and wife, and Alan E. Roberts and Magdalene R. Roberts, husband and wife, being the owners in fee simple of the land embraced in the plat of SWAN ADDITION TO THE TOWN OF PINE BLUFFS, do hereby covenant and agree that all of the premises therein contained are held subject to and with the benefits of the restrictive conditions and protective covenants contained herein, and do further covenant and agree that any of the above described property should be subject to the covenants and restrictions hereinafter set forth:

1.) No tract shall consist of less than four-tenths (0.40) acres and no further subdivision of any existing tract shall be permitted without first obtaining the expressed approval of the Town Council of the Town of Pine Bluffs.

2.) No construction of temporary character, trailer, basement, porch, or accessory building shall be used on any tract for a residence, temporarily or permanently, except for such use during the construction phase of the permanent dwelling.

3.) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of recording, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a two-thirds (2/3) majority of the then owners of the tracts has been recorded agreeing to change said covenants in whole or in part.

On race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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).

BOOK 104C

4.) Enforcement shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate the aforesaid provisions, restrictions and covenants, either to restrain violations or to recover damages or both.

5.) Invalidation of any one of these restrictions by judgement or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

6.) This Declaration of Protective Covenants shall be binding upon the signatories hereto, their heirs, assigns, successors, and legal representatives.

Dated this 14th day of May, 1975.

Witness: [Signature] Clarence E. Swan
Clarence E. Swan
Witness: [Signature] Gertrude C. Swan
Gertrude C. Swan
Witness: William D. Blama John C. Williams
John C. Williams
Witness: William D. Blama Colleen L. Williams
Colleen L. Williams

The foregoing instrument was acknowledged by Clarence E. Swan, Gertrude C. Swan, John C. Williams and Colleen L. Williams before me this 14th day of May, 1975.

Witness my hand and official seal:

[Signature]
Notary Public

My commission expires: 4-14-77 1977

Witness: [Signature] Alan E. Roberts
Alan E. Roberts
Witness: [Signature] Magdalene R. Roberts
Magdalene R. Roberts

The foregoing instrument was acknowledged by Alan E. Roberts and Magdalene R. Roberts before me this 14th day of May, 1975.

Witness my hand and official seal:

[Signature]
Notary Public

My commission expires: 3-8-77



BOOK 1040