BUENA VISTA #4 SUBDIVISION
PROTECTIVE COVENANTS

WHEREAS J-A-H DEVELOPERS INC., a Colorado Corporation which is
General Partner of PLATTE DEVELOPMENT CO., LTD., a Wyoming
Limited Partnership, and William Trevor Evans and Lilly Leota
Evans are the sole owners of all that property described as
Lots 1 through 6, Block 1; Lots 1 through 13, Block 2; Lots 1
through 26, Block 3; Lots 1 through 27, Block 4; Lots 1 through
4, Block 5; Lots 1 through 9, Block 6; all in Buena Vista #4
subdivision in the Town of Evansville, County of Natrona,
Wyoming, according to the recorded plat thereof and for the mutual ben-
cit of all the subsequent owners of the premises by imposing
on said premises the covenants and restrictions hereinfor-
forth, which covenants are to run with the land and bind the
owners and occupants of such properties forever.

1. 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 one private garage for not more than

2. Building location: No building shall be located on any lot
nearer to the front lot line of the site street line
than the minimum building setback lines as provided by the Town
of Evansville ordinance pertaining thereto. In any event no
building shall be located on any lot nearer than 20 feet to the
front lot line or nearer than 10 feet to any side street line;
no dwelling shall be located closer than three feet to a side lot
line, provided there is a total combination side yard between
houses of 10 feet and a total of 10 feet side yard per site.
Except where garages or carports are adjacent to each other, side
yards may be 1 foot. No dwelling shall be located on any interior
lot nearer than 15 feet to the rear lot line. For the purpose of
this covenant, walls, stables and open porches shall not be
considered as part of the building provided, however, that
this shall not be construed to permit any portion of a building
on a lot to encroach upon another lot. In event a house is turned
on a corner lot to face the side street, the minimum set back
shall be 20 feet from each street lot line.

3. Lot Area and Width: No lot shall be subdivided into, nor
shall any dwelling be erected or placed on any lot having a width
less than 50 feet at the minimum building setback or any area
less than 4,000 square feet.

4. Floor Area: No dwelling shall be constructed having a habili-
able floor area immediately above the foundation walls of less
than 500 square feet or a cost of less than $5,000.00.

5. Easements: Easements for installation and maintenance of util-
ities and drainage facilities are reserved as shown on the plat.

6. Subdivisions: No noxious, offensive, or commercial activity shall
be carried on upon any lot.

7. Temporary Structures: No structure of a temporary character,
trailer, barn, car, tent, shack, garage, barn, or other out-
building shall be used on any lot at any time as a residence
either temporarily or permanently. All construction shall be new
and no existing structures shall be moved from any other loca-
tion to any site in this subdivision.

8. No sign of any kind shall be displayed to the public view on
any lot except one professional sign of not more than one square
foot, one sign of no more than 10 square feet advertising the
property for sale or rent, or signs used by building contractors
PROTECTIVE COVENANTS
(continued)

6. Oil and Mine Operations: No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

11. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incineration or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. Yard fences, wall, or hedges may extend only from the rear of the lot to the front of the house thereon, and there shall be no front yard fencing, walls, or hedges.

13. Term: 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 thirty-five (35) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lot has been recorded, agreeing to change said covenants in whole or in part.

14. Enforcement: Enforcement shall be through the Architectural Control Committee or by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

15. (a) Architectural Control Committee Membership: The Architectural Control Committee shall be composed of Clement F. Hausman, Leon A. Dunham Jr., and Robert Kirby. These members may designate a representative to act for it. In the event of death, or resignation of any member of the committee, the remaining members may designate a successor. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant, nor shall any of said committee members, their representatives or successors be liable in damages. Any decision shall be made by majority control.

(b) Procedure of Architectural Control Committee: The purpose of the Architectural Control Committee shall be to make decisions on such matters not clearly defined by these covenants, or such matters pertaining to the ultimate development of the subdivision. Such decisions will be given no later than thirty (30) days from date of complaint.

(1) Procedure: 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 specifi-
PROJECTIVE COVENANTS

(continued)

tions have been submitted to it, or the failure of such repre-
resentative to approve or disapprove any proposed building plan
shall not relieve the owner or the builder from his
legal responsibility to comply with the covenants, conditions,
and restrictions contained herein.

16. Severability: Invalidation of any one of these covenants by
judgment of court order shall in no wise affect any of the other
provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and
seals at Evansville, Wyoming this 22nd day of June, A.D. 1972.

Platte Development Co., Ltd.

a Wyoming Partnership by J-A-H
Developers, Inc., a Colorado
Corporation as General Partner

Jane A. Hausman - President

Michael Hausman - Secretary

William Trevor Evans Jr.

Lilly Trevor Evans

(Stamp)

STATE OF WYOMING ) SS
COUNTY OF ALBOMA

The above and foregoing instrument was subscribed and sworn to
before me this day of , 19 , by Jane A.
Hausman, President, Michael Hausman, Secretary, Platte Development
Co., Ltd. and William Trevor Evans Jr. and Lilly Trevor Evans.

[Signature]

SOLICITOR PUBLIC