Recorded March 16, 1973 at 1:45 o'clock P.M.
In Book 59 of Misc. page 520
No. 138160

John J. Tobin
County Clerk

RESTRICTIVE COVENANTS:

Governing use and occupancy of Doane Lane, a subdivision of a portion
of the N\(^\frac{1}{2}\)NW\(^{\frac{1}{2}}\) and NW\(^{\frac{1}{2}}\)NE\(^{\frac{1}{2}}\) of Section 29, Township 34 North, Range 79
West, 6th P. M., Natrona County, Wyoming.

We, Edward G. Doane and Ida May Doane, as the platters and owners of said
subdivision, do hereby declare that the following restrictions and limitations shall
become covenants in any deed or other legal or equitable conveyance of all lots and
tracts within the above subdivision delineated upon the plat thereof which this is
attached as an integral part, such that the same shall be covenants running with
the land, to-wit:

1. All lots, tracts or portions thereof within this subdivision may be used
and occupied for residences and dwellings, including apartments and multiple
dwellings of whatsoever kind and any legitimate manufacturing, commercial or
business enterprise, EXCEPT:

   (a) A junk yard for the storage, accumulation or sale of trash or
       junk, and in this connection, a visible wrecked, abandoned or inoperative
       vehicle, trailer, or other property shall be classed as junk;

   (b) For the care, raising, feeding and butchering, or other
       processing of animals, meats or hides, except as hereinafter specifically
       permitted.

2. No structure erected within this subdivision shall be located less than
thirty-five (35) feet from the street or roadway upon which such lot or tract abuts.

3. Each structure erected or installed in or on any lot herein shall contain
adequate provision for sewage, and when a community or municipal or sanitary
sewer system is not available, an adequate, accepted sewage disposal system
must be installed for each lot, and the same shall be constructed, operated and
maintained in compliance with the rules, regulations and standards required by
the State of Wyoming and local departments of health. In addition, all plumbing
Installations shall comply with the Western Plumbing Code, and such compliance
shall be certified and approved by the inspection of a recognized plumbing
inspector.

4. Each structure shall be adequately wired for electricity in full compliance
with requirements of the United States Electrical Contractor's Code.

5. Not more than four ordinary domestic house pets may be kept by any
household, and the owner of at least two acres of land may keep one horse or
cow, and one additional horse or cow for each acre by which the area of his lot,
or the area of the contiguous lots under one ownership exceeds two acres. Any
area exceeding three-fourths of an acre shall be considered one additional acre
for the purposes of this limitation. When domestic house pets and other domestic
animals are kept as above permitted, the owner or owners thereof shall provide
proper and adequate shelter therefor, keep the same contained and restricted to his own premises, and the entire premises shall be kept clean and sanitary at all times.

6. The owner of each lot, or of contiguous lots shall forthwith enclose the same with a legal fence as defined and permitted by the statutes of the State of Wyoming now in force, or as the same may hereafter be amended.

7. The owner of each lot shall not permit the accumulation of weeds, brush, rubbish or junk of any kind, or allow or permit said premises, or the animals or property thereon, to become a nuisance or offensive or to the annoyance of the other owners of lands within the subdivision. Each owner shall furnish a solid garbage and refuse container and the same shall be kept erect and covered at all times, and the same shall be emptied and the garbage and refuse disposed of so that the same may not be permitted to escape or to accumulate.

8. There is hereby reserved out of each lot or tract, as an easement and right of way for utilities, a strip of land ten (10) feet in width extending into each such lot or tract from the street or roadway upon which it abuts for the installation of electric, gas, telephone, sanitary sewer, storm sewer, and other utility lines serving all or any portion of this subdivision, which right of way and easement is hereby granted to and may be used and occupied by any recognized utility or utility company without further conveyance. For this purpose no fence or other obstruction shall be constructed on, across or within said reserved easement.

9. The undersigned dedicators of this subdivision are hereby appointed and designated as a Governing Committee and shall serve as such until five lots or tracts in this subdivision shall have been sold, or an equitable interest therein, coupled with possession thereof, shall have been conveyed to others. At that time, and annually thereafter, all owners of legal or equitable estates in said subdivision shall meet and elect from their number three such other owners who shall thereupon serve as the Governing Committee and have the power and authority herein granted. The Governing Committee is hereby vested with the full right and authority, on behalf of themselves and all other residents within this subdivision, to enforce any and all defaults in or violations of these restrictive covenants and for that purpose may assess and collect from all residents within this subdivision such sums of money as shall be necessary to prosecute any action or other procedure deemed by them necessary for such enforcement and the termination or abatement of any such violation.

10. The covenants and restrictions herein contained are mutual considerations accepted and entered into by and among all purchasers and owners of lots or tracts within this subdivision and shall be covenants running with the land, binding upon the dedicators of this subdivision and the purchasers and owners of lots and tracts herein and upon their heirs, personal representatives, successors and assigns for the period of time ending January 1, 1997.

EXECUTED AND EFFECTIVE as of the date shown upon the plat and dedication of said subdivision heretofore filed of record.

Edward G. Doane
Ida May Doane
Dedicators
ACKNOWLEDGEMENT

STATE OF WYOMING  )
               ) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 16th day of March, 1973.

Witness my hand and official seal.

Jean Graffe, Notary Public

My Commission Expires: June 10, 1973