EXHIBIT A

To plat and dedicate of Hartman Subdivision, a subdivision of the SW\(\frac{1}{4}\) and a portion of the NW\(\frac{3}{4}\) of Section 20, and a portion of the NE\(\frac{1}{4}\) and NE\(\frac{3}{4}\) of Section 29, all in Township 34 North, Range 79 West, Matrons County, Wyoming.

The following restrictions and limitations shall become covenants in any deed or other legal or equitable conveyance of the following described lands in Matrons County, Wyoming, to-wit:

Township 34 North, Range 79 West, 6th P.M.
Section 20: SW\(\frac{1}{4}\) of the SW\(\frac{1}{4}\) lying westerly of U.S. Highway 87 as now constructed and south of Richardson Subdivision as the same is platted of record.

Section 29: A portion of the NE\(\frac{1}{4}\) and that part of the NE\(\frac{3}{4}\) lying westerly of U.S. Highway 87 as the same is now constructed,

as the same has been subdivided by the plat and dedication to which these covenants are attached as an exhibit, and any lot, part or parcel thereof, such that the same shall be covenants running with the land, to-wit:

1. All lots or portions of lots 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 or for the storage accumulation or sale of junk.

(b) A hog lot or for the raising, care or feeding of hogs, or

(c) As a rendering plant or other plant for the processing or butchering of meats.

2. Each structure erected or installed in or on any lot wherein 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.

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

4. 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 contiguous lots
under one ownership exceeds two acres. Any area exceeding three-
fourths of an acre shall be considered one additional acre for the
purpose of this limitation. When domestic fowl 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 en-
tire premises shall be kept clean and sanitary at all times.

5. The owner or each lot, or of contiguous lots, shall forth-
with enclose the same with a legal fence as defined and permitted
by the statutes of the state of Wyoming — in force, or so the
same may hereafter be amended.

6. 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 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 clean 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 es-
cape or to accumulate.

7. There is hereby reserved in all streets and roadways,
and in the other areas delineated on the plat to which this is at-
tached, and across all lots and parcels of land in said subdivision,
an easement and right of way not exceeding ten feet in width, for
installation of electric, gas, telephone, sanitary sewer, storm
sewer, water and other utility lines serving all or any portion of
this subdivision, which rights and easements may be used and oc-
upied by any recognized utility or utility company without further
conveyance.

8. The covenants and restrictions herein contained are
mutual considerations accepted and entered into by and among all
purchasers and owners of lots or parcels within this subdivision and
shall be covenants running with the land, binding upon the dedicators
of this subdivision and all purchasers and owners of lots and parcels
herein, and upon their heirs, personal representatives, successors
and assigns, for a period of time ending December 31, 1994,

Executed and effective as of the date shown upon the plat
and dedication to which this is attached as an exhibit.

[Signature]

Andrea K. Haasbraucht

Dedicators