RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WALTER FREDICK VANHORN, also known as W. FREDICK VANHORN, and LOLA MAY VANHORN, husband and wife, are the owners of the following described real property situate in Natrona County, Wyoming, to-wit:

The E1/2, SE1/4, Section 20, a portion of the SE1/4, NE1/4, Section 20, the W1/2, SW1/4, Section 21 and a portion of the SW1/4, NW1/4, Section 20, Township 32 North, Range 70 West of the 6th Principal Meridian, Natrona County, Wyoming, more particularly described as follows: The point of beginning is the E1/16 S. 20 and S. 29. From said point of beginning, proceed N. 00°04'14" E. along the west line of said subdivision a distance of 2,757.12 feet to the NW corner of the subdivision; thence N. 61°14'11" E. along the north line of said subdivision and the south line of Gem #3 mineral claim a distance of 789.85 feet to a point; thence N. 29°04'27" W. along the subdivision boundary line and the east line of Gem #3 mineral claim a distance of 162.22 feet to a point; thence N. 65°30'00" E. along the north line of said subdivision and the south line of Gem #2 mineral claim a distance of 1,501.09 feet to a point; thence N. 29°11'01" W. along the subdivision boundary line and the east line of Gem #2 mineral claim a distance of 48.27 feet to a point; thence N. 85°27'03" E. along the north line of said subdivision a distance of 737.42 feet to the NW1/16 corner of S. 21 which is the NE corner of the subdivision; thence S. 00°53'28" E. along the east line of said subdivision a distance of 1,285.41 feet to the W1/16 corner of S. 21; thence S. 00°39'18" E. along the east line of said subdivision a distance of 1,289.73 feet to the SW1/16 corner of S. 21; thence S. 00°32'06" E. along the east line of said subdivision a distance of 1,289.14 feet to the W1/16 corner of S. 21 and S. 28 which is the SE corner of the subdivision; thence S. 87°04'21" W. along the south line of said subdivision a distance of 1,366.80 feet to the SW corner S. 21 and the SE corner S. 20; thence S. 87°17'24" W. along the south line of said subdivision a distance of 1,349.22 feet to the point of beginning; said lands containing 214.98 acres, more or less.

WHEREAS, the undersigned, intending to sell, dispose and convey portions of said land and desiring to subject all of said lands to these protective covenants, conditions, restrictions and reservations as hereinafter set forth and referred to as "Covenants":
NOW, THEREFORE, Walter Fredrick Vanhorn and Lola May Vanhorn, husband and wife, the owners of the above described real
property, hereby establish a general plan for the protection, maintenance,
development and improvement of said lands and such covenants are for
the mutual benefit of all tracts hereafter conveyed from the above de-
scribed premises or created within the above described premises, and
these covenants are hereby established and fixed upon said lands for
the mutual benefit of all future owners of any future tracts created within
said lands and for the benefit of each owner thereof, and such covenants
shall run with the land and shall inure to and pass with each and every
parcel therein, and shall apply to and bind the respective owners, their
successors and assigns:

SAID COVENANTS ARE AS FOLLOWS:

1. LAND USE AND BUILDING TYPE: All lands covered by
these covenants, as described above, shall be used for recreational or
residential purposes only and no commercial activity of whatsoever kind
or nature shall be conducted or permitted thereon.

2. ANIMALS AND PETS: No cattle, swine, goats, poultry or
fowl shall be kept or permitted on any tract.

3. NUISANCES: No noxious, offensive trade or activity, or
commercial, industrial or professional business or activity shall be
carried on upon any tract site, nor shall any tract site be used for dance
halls.

4. GARBAGE AND REFUSE DISPOSAL: No tract shall be
used or maintained as a dumping ground. Rubbish, trash, garbage or
other waste shall only be kept in commercial sanitary containers or
containers with lids. All equipment for the storage or disposal of such
material shall be kept in a clean and sanitary condition and all shall
either be removed for disposal or buried in accordance with proper sanitary standards.

5. **SEWAGE DISPOSAL:** Any and all sewage disposal or systems from any building, buildings or trailers hereafter located on any of the above described property shall first be approved in writing by the Natrona County Department of Public Health. In this regard, said department may require septic systems or sewage burning systems or any other sewage disposal system or requirements consistent with proper sanitary standards.

6. **DOMESTIC WATER:** No representations whatsoever are made by the undersigned in the sale of any tracts herein with regard to availability of water.

7. **PRIVATE EASEMENTS:** All private easements created on the premises, as indicated on the Plat of the Hummingbird Hollow Subdivision recorded on even date herewith, with the Natrona County Clerk, shall not be fenced and shall at all times remain clear for access by emergency vehicles.

These covenants are to run with the land and shall be binding on all parties and all persons claiming an interest in and to any of the land for a period of ten (10) years from the date these covenants are recorded. After such ten (10) year period these covenants shall be automatically extended for successive periods of ten (10) years each, unless altered or amended by written agreement of the owners of a majority of the tracts and approved in writing by the Natrona County Department of Public Health.

It is further expressly understood that these covenants may be enforced by the individual owners of the tracts, or by the Natrona County Department of Public Health, in the District Court for Natrona County, Wyoming.

IN WITNESS WHEREOF, Walter Fredrick Vanhorn, also known
as W. Fredrick Vanhorn, and Lola May Vanhorn, husband and wife, have set their hands the 26th day of February, 1974.

Walter Fredrick Vanhorn
Lola May Vanhorn

STATE OF WYOMING  )
COUNTY OF NATRONA  ) ss

The foregoing instrument was acknowledged before me by Walter Fredrick Vanhorn and Lola May Vanhorn, husband and wife, this 26th day of February, 1974.

Witness my hand and official seal.

Notary Public

My Commission Expires: June 26, 1976