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RECORDED	Mar 22 1979	AT 8:52 O'CLOCK AM
INSTRUMENT NO.		258854
JOHN J. TOBIN	COUNTY CLERK	

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Bernard Watts, the owner of Lots 11 and 22, Hartranft Subdivision, Natrona County, Wyoming and having subdivided the same into a development called WATTS DEVELOPMENT and desiring to establish restrictive and protective covenants running with the land and for the benefit of the owners of lots within the said development, does hereby declare the following Restrictive and Protective Covenants for the said development:

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
 120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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).

1. All numbered lots or parts thereof on the plat to which this declaration is attached shall be used solely for the construction and occupancy of single family residences or mobile homes and not more than one such dwelling shall be constructed or occupied on each lot. No lot shall be divided into more than one tract.

2. No animals other than domestic pets shall be kept or maintained in connection with any residence or on any lot within the development.

3. The entire premises of each lot shall be kept and maintained in a clean and sanitary condition at all times. No owner shall permit the accumulation of weeds, brush, rubbish, junk or junk cars of any kind or any unlicensed cars. All garbage containers shall be completely enclosed and covered at all times. Compliance with these conditions shall be the sole responsibility of the owner and in event of any owner's failure to comply with the same, the decision as to such compliance or failure to be at the sole discretion of the developer, the developer shall be authorized to use any methods necessary to provide for removal of the offensive items at the cost of the lot owner.

4. Neither the undersigned nor any of his successors in interest will provide any maintenance of

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roads or streets within the development and no public sewage disposal system will be constructed within the said development.

5. No temporary structures nor recreational vehicles may be used as a permanent residence. If any owner commences residence in a temporary structure or recreational vehicle then he must, within ninety days after moving such temporary structure or recreational vehicle upon his lot, commence construction of a permanent residence on such lot and construction must proceed at a reasonable pace but in any event, completion thereof must have been had within one year from the date of commencement.

6. Each owner must provide adequate off-street parking for family vehicles and guests of the family. No parking will be permitted within the rights of way of streets or roads within the development.

7. No outdoor or unapproved incinerators, except for the burning of papers, shall be permitted within the development, nor shall trash, garbage or rubbish be burned within the same.

8. The undersigned developer hereby reserves in all streets, alleys and other ways and across all lots within the said subdivision an easement and right of way not exceeding ten feet in width for subterranean installation of electrical, 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 assigned or conveyed to any recognized utility distributor.

9. The covenants and restrictions herein contained are accepted and entered into by and among all purchasers and owners of lots within the development, by mutual consideration between and among the said owners and purchasers and shall be considered as permanent covenants running with the lands for a period of ten years from and after May 10, 1976, after which time said cove-

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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(f).

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10. The undersigned developer may enforce all or any of these covenants and restrictions by any proceeding at law or in equity, with the right on the part of the undersigned to recover damages or restrain violations thereof. Invalidation of any one or more of these restrictions by judgment or court order shall in no way affect any of the other restrictions which shall remain in full force and effect.

11. In addition to the foregoing, the developer and owners of lots within the subdivision recognize that the said subdivision is subject to all zoning ordinances of Natrona County and the zoning resolutions heretofore adopted by the Board of Commissioners of Natrona County, Wyoming. In case of conflict between these covenants and county zoning ordinances, the latter shall govern.

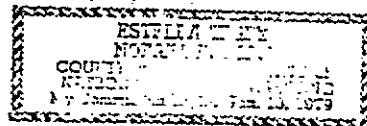
WATTS DEVELOPMENT

BY Bernard Watts
Developer

The above and foregoing Declaration of Protective Covenants was acknowledged before me by Bernard Watts, this 10th day of April, 1976. —5/19/76—

My Commission Expires:

Estelle Terry
Notary Public



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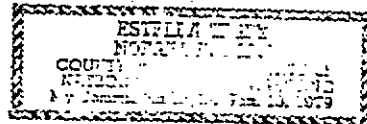
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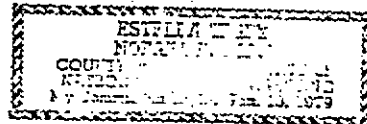
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