

Absaroka Mountain Meadows

Park County, Wyoming

KNOW ALL MEN BY THESE PRESENTS that H. David Brannon and Virginia L. Brannon, husband and wife, the undersigned, do hereby certify that we are the owners and proprietors of a tract of land located within the N $\frac{1}{2}$ N $\frac{1}{2}$, Section 21, Resurvey, T. 52 N., R. 105 W., 6th. P.M. as described and recorded in Book 342, Page 317 of Records in the office of the Clerk of Park County, in addition, that we are the owners and proprietors of a tract of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21, Resurvey, T. 52 N., R. 105 W., as described and recorded in Book 333, Page 15 of Records in the office of the Clerk of Park County, and that we have divided said lands into lots, streets, park and parking lot, prepared a plat called ABSAROKA MOUNTAIN MEADOWS, and recorded the plat in the office of the Clerk of Park County, Wyoming. These covenants apply to the following lots in ABSAROKA MOUNTAIN MEADOWS: Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 1 and Lots 1, 2, 3, 4, 5 and 6 of Block 2.

The real property is subjected to these covenants to insure the appropriate development of building sites; to protect the owners against improper uses of surrounding sites that might depreciate the value of their property; to preserve, so far as practicable, the natural beauty of the property; to keep unobstructed, so far as practicable, the open vistas and the skyline of the surrounding mountains; and in general to provide for development of a quality that will enhance the value of investments made by purchasers of the land.

1. No commercial business or trade shall be carried on upon and lot except that residents may maintain offices for their professional or personal service endeavors.
2. No subdivision or division of any lot into smaller parcels will be permitted.
3. No structure shall be erected, altered, placed or permitted to remain on any lot other than single family dwellings and desired out-buildings in keeping with the rusticity of the surroundings. The single family dwelling shall contain not less than 1,250 square feet of living area, excluding porches, and shall be properly insulated and heated for year-round all-season tenancy.
4. No structure shall be erected, altered or placed on any lot until the building plans and location plot plan have been approved in writing by the undersigned owners or their designated representative as to the

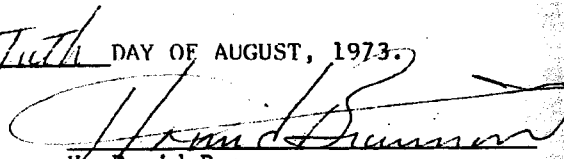
conformity and the harmony of external design, including colors, and conformity with these covenants. Approval or disapproval will be given within (30) thirty days, but failure to do so shall not relieve the owner or builder from his legal responsibility to comply with the terms of these covenants. AT ANY TIME AFTER THREE YEARS from the recordation of these covenants, the then recorded owners of a majority of the lots shall have the power, thru a duly recorded document, to designate one or more representatives to perform these functions. All persons so serving hereunder shall receive no compensation.


5. Any structure hereafter to be erected or altered shall be commenced within 30 days after equipment or materials to be used in the construction or alteration thereof are moved onto location, and all construction or alteration shall be pursued with reasonable diligence and shall be completed within not less than 365 days, unless the time for completion is extended in writing by the undersigned owners, their designated representative, or the duly constituted authority as provided for in paragraph 4 above.
6. No shelter other than approved structures shall be used as dwelling places. Facilities such as trailers, campers, mobile homes, tents, tent trailers, or any similar equipment, shall be parked or maintained for a period not exceeding two weeks, unless housed within a closed approved structure, and then only so long as the occupants thereof are guests of the resident of the lot and the practice is used with discretion.
7. All fencing within ABSAROKA MOUNTAIN MEADOWS, including corrals, garden lots, shall be of rustic design and constructed of post and pole. Wire shall not be used except as necessary to restrict lower openings within the post and pole construction.
8. No structure shall be erected, altered, placed or permitted to remain on any lot within 75 feet of any public road, nor within 20 feet of any lot line unless such lot line is between two lots owned by the same person or persons.
9. Electricity, telephone, and other wire or cable transmitted services for individual lots shall be underground within the lots.

- 10. Septic tanks with drain fields, or ecologically equal or superior methods, must be used for sewage disposal and must be constructed in strict accordance with Wyoming State Board of Health official standards following the results of a licensed engineers percolation test at the proposed installation site.
- 11. Rubbish, garbage or other waste material shall be kept in a neat and sanitary manner at all times and then disposed of in strict accordance with Park County requirements. No lot, or any portion thereof, shall be used or maintained as a dumping ground.
- 12. Parking of vehicles on public roads within ABSAROKA MOUNTAIN MEADOWS is prohibited. No inoperative motor vehicle shall remain on any lot for longer than 2 weeks unless stored or parked within a closed approved structure.
- 13. Enforcement of these covenants shall be either for restraint or damages or both.
- 14. Invalidation of any of these covenants by judgement or court order shall not effect any of the other covenants or provisions which shall remain in full force and effect.

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1998, at which time said covenants shall be automatically extended for successive periods of 10 years unless a vote of the owners of the majority of the lots changes said covenants in whole or in part by duly recorded document. Additional covenants may be provided at any time with approval by the owners of the majority of the lots and duly recorded in like manner.

Witness our hands this twentieth DAY OF AUGUST, 1973.


H. David Brannon


Virginia L. Brannon


STATE OF WYOMING }
County of Park } ss.

The foregoing instrument was acknowledged before me this 20th day of August, 1973.

Witness my hand and official seal.



My commission expires:


Notary Public

My Commission Expires April 2, 1974

Recorded, March 26, 1974 at 9:15 A.M.
In Book 385 Page 294 Park County, Wyo.
No. 119336 Eva E. Larson, County Clerk