

DECLARATION OF RESTRICTIVE COVENANTS

ADAM'S NO. 1 SUBDIVISION

The undersigned, being all of the owners of the following described real property, situate in the County of Park, State of Wyoming, to-wit:

NE 1/4 of Tract 39 Resurvey (Section 27 Original Survey), T. 53 N., R. 101 W., Park County, Wyoming, except for 2 acres in the SW corner thereof, more particularly described as follows:

Commencing at the SW corner of said NE 1/4; thence easterly along the south line of said subdivision for a distance of 330 feet; thence northerly on a line parallel with the west line of said subdivision for a distance of 264 feet; thence westerly along a line parallel with the south line of said subdivision for a distance of 330 feet, more or less, to the west boundary of said subdivision; and thence southerly along the west line of said subdivision for a distance of 264 feet, more or less, to the point of beginning,

the same being real property now duly platted as ADAM'S NO. 1 SUBDIVISION (herein called "the Subdivision"), the Map thereof being heretofore filed in the office of the County Clerk and Ex-Officio Register of Deeds for Park County, Wyoming, do hereby make the following declarations as to limitations, restrictions and uses to which the Lots included therein may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding upon the undersigned and all parties and persons claiming under them for the benefit of and limitation upon all future owners of Lots. All references herein

to Lots refer to the Lots designated on the Map of the Sub-division.

1. RESIDENTIAL USE - All Lots shall be used for single family residence purposes only, and neither the Lots nor any improvements thereon shall be used for any commercial, public, illegal, or immoral purpose or purposes and no public nuisance shall be permitted to exist thereon. As herein used, a residential use shall be deemed to include recreational use of a non-commercial nature, family size gardens, and maintenance and pasturing of horses, cows, and fowl for domestic purposes only. Residential use shall specifically exclude the commercial raising of livestock, including, without limiting the generality of the foregoing, the operating of commercial feed lots and dog or cat kennels.

2. SUBDIVISION AND COMBINATION - No Lots shall be subdivided in any manner, including, without limiting the generality of the foregoing, a conveyance of less than a full Lot as presently platted. Two or more contiguous Lots if owned by the same owner, may be combined as one Lot for the purpose of applying the covenants and restrictions herein contained by such record owner making an election in writing and duly recording the same in Park County, Wyoming, and from and after such election such combined Lots shall be treated as one Lot for the purpose of applying the provisions hereof.

3. BUILDING AND IMPROVEMENTS - No building, structure or improvements shall be erected, altered, placed or permitted to remain on any Lot except for a one family dwelling, and accessory buildings, structures and improvements incident

thereto, including garages, barns and horse corrals. All construction shall be of new material and no buildings may be moved from another location to any lot.

4. TEMPORARY RESIDENCE - No trailer, basement, tent, shack, garage, barn or other out-building shall at any time be used as a residence temporarily or permanently; and no house trailer shall be used as a residence whether built on a permanent foundation or not.

5. SIZE OF DWELLING - No residence shall be erected or permitted on any lot which residence has a ground floor area, exclusive of an attached garage, of less than 1,200 square feet in the case of a one story dwelling, or of less than 1,000 square feet in the case of a two story dwelling.

6. CONTINUITY OF CONSTRUCTION - All construction shall be prosecuted diligently to completion and shall be completed within 12 months of commencement.

7. TRASH AND GARBAGE - No trash, garbage or other refuse may be thrown, dumped or piled on any lot. The burning of refuse outdoors shall not be permitted. Lot owners shall provide suitable receptacles for the collection of refuse and such refuse receptacle shall be screened from public view.

8. IRRIGATION DITCHES, RESERVATIONS AND USE - The undersigned hereby except and reserve, for the use and benefit of all of the lots in the subdivision, and for the use and benefit of lands now owned by the undersigned, or either of them, in Tracts 38, 55 and 73, Resurvey, T. 53 N., R. 101 W., Park County, Wyoming, an easement and right-of-way 20 feet in width