

DECLARATION OF PROTECTIVE COVENANTS
BAKKENS SUBDIVISION, PARK COUNTY, WYOMING.

KNOW ALL MEN BY THESE PRESENTS that Oliver Bakken and Geneva Bakken are the owners of that certain real property located in Park County, Wyoming, and more particularly described as the North 720 feet of the SW1/4 Tract 39 Resurvey (Section 27, Original Survey), Township 53 North, Range 101 West, 6th P. M., Park County, Wyoming.

They have caused a plat of said lands to be divided into lots and streets, and designating the same as BAKKENS SUBDIVISION, and has caused said plat to be recorded in the office of the County Clerk of Park County, Wyoming.

GENERAL PROVISIONS; WHEREAS, in order to insure the use and development of said property, to prevent the impairment of the attractiveness of said property for such purposes, and to maintain property values therein, the undersigned desires and hereby does make and impose upon said real property the restrictions and limitations hereinafter set forth.

1. No residence shall be constructed having less than 1,000 square feet of floor space. All buildings shall be modern and shall be having septic tanks until sewer is available. All outbuildings are to match the residence on the lot in design and construction.
2. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence, except during the construction of improvements, a mobile home may be stored for a temporary time, provided that the same does not exceed one year from date of purchase of said land.
3. No livestock except household pets, horses and cows and fowl used for domestic purposes may be kept on the premises, and those kept, shall be so cared for that they shall not constitute a nuisance. Fowl must be fenced in regular runs and not allowed at large. All buildings and fences are to be kept up and painted, and the premises kept clear to eliminate all unpleasant odors.
4. Easements affecting all lots are reserved as shown on the recorded plat, for utility installation and maintenance, and for irrigation laterals. All owners shall cooperate in the proper division of irrigation water and the maintenance and clearing of ditches. All necessary easements are reserved against and in favor of each lot or tract so that all lots and tracts may receive water.
5. All lots in the tract shall be known and described as residential lots. No building shall be located nearer to the front lot line than 30 feet, nor nearer than 20 feet to any side street line. No building, except a detached garage or other outbuilding located 70 feet, or more, from the front lot line shall be located nearer than 20 feet to any side lot line.
6. All these covenants and restrictions shall be construed in the interest of neighborly good will, and for the purpose of restricting a residential area of small acreage, lots or tracts for the special use of persons who wish to keep saddle horses and other animals for domestic purposes thereon.
7. SUCCESSORS; The covenants herein contained shall be binding upon the lots in the Addition contained, and as a general plan for the benefit of the Addition and those persons and parties who shall hereafter succeed to or otherwise acquire title to or interest in any part thereof.

Witness our hands this 1st day of December, 1970.

Oliver Bakken
Oliver Bakken

Geneva Bakken
Geneva Bakken

State of Wyoming,)
County of Park,) ss

The foregoing instrument was acknowledged before me this 1st day of December 1970, Witness my hand and official seal.

Dan R. Price
Notary Public

Comm. Expires: 2-21-74.