

PROTECTIVE COVENANTS
LOTS 18-21 BEARTOOTH ESTATES 2nd
PARK COUNTY, WYOMING

THESE COVENANTS made and entered into this 20th day of March, 1986 by and between all persons now owning any right, title, interest or equity in and to those lands described as follows to-wit:

Lots 18-21 of the Beartooth Estate, 2nd filing, Subdivision in this City of Powell, Park County, Wyoming.

W I T N E S S E T H

1. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. Approval shall be obtained as hereinafter provided.

2. Architectural Control Committee. The Architectural Control Committee shall be composed of Keith Bloom, Charles Hefenieder and James R. Stebner, of Powell, Wyoming. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of Lots 18 through 21 of the Beartooth Estate Subdivision in the City of Powell, Park County, Wyoming, shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its power and duties. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representatives fail to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. Boats, trailers, etc. No boat, trailer, camper, house trailer, or similar vehicle and equipment shall be stored or parked in the street adjoining any lot for a period in excess of 2 weeks, such will be deemed to constitute a nuisance.

IN WITNESS WHEREOF, The undersigned being the holder of record title to all of the lands above described, has hereunto set its hand as of the day and year first above written.

BEARTOOTH ESTATES

Wesley J Metzler
Wesley J Metzler

Edward Kleinfeldt
Edward Kleinfeldt

Deborah Ann Kleinfeldt
Deborah Ann Kleinfeldt

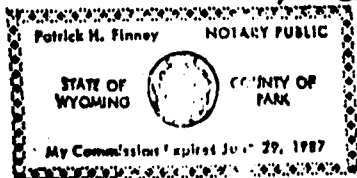
STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Wesley J. Metzler, Deborah Ann Kleinfeldt and Edward Kleinfeldt on the date and year first above mentioned.

Witness my hand and official seal

Patrick H. Finney
Notary Public

Commission Expires: June 29, 1989



State of Wyoming) ss
County of Park)
This instrument was filed for record
on the 3rd day of April
1986 at 8:30 o'clock A.M. and
duly recorded in Micronim. Book 125
records on page 963
MARIE FONTAINE, Register of Deeds
By: Alvina [Signature] Secy
No. 227870