PROTECTIVE COVENANTS
LOTS 33-42, BEARTOOTH ESTATES INC. 4TH FILING
PARK COUNTY, WYOMING

THESE COVENANTS made and entered into this 17th day of November, 1993 by and between all persons now owning any right, title, interest or equity in and to those lands described as follows, to-wit:

Lots 33-42 of the Beartooth Estates Inc, Subdivision, 4th filing, 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 James R. Stebner, Francis C. Gillette, and Jerry Simon 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 this 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, a majority of the record owners of Lots 33 through 42 of the Beartooth Estates 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 representative(s) 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.

4. Easements. Lots shall have an easement in the rear ranging from 10 to 20 feet for the purpose of electrical delivery, telephone service and Cable TV. Lot owners understand and agree not to build any permanent structure over said easement. In the event fences are installed, they will be built in such a manner as to allow removal between lots in the easement areas. Permanent landscaping, such as trees that could harm underground wiring, should not be planted in said easements.

5. Garbage collection. Garbage collection will be in front of the property and property owner agrees to roll out garbage containers to the site designated by the City of Powell Collection Department for pick up.

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, INC.

Secretary

President

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Wesley I Melcher on the date and year first above-mentioned.

Witness my hand and official seal.

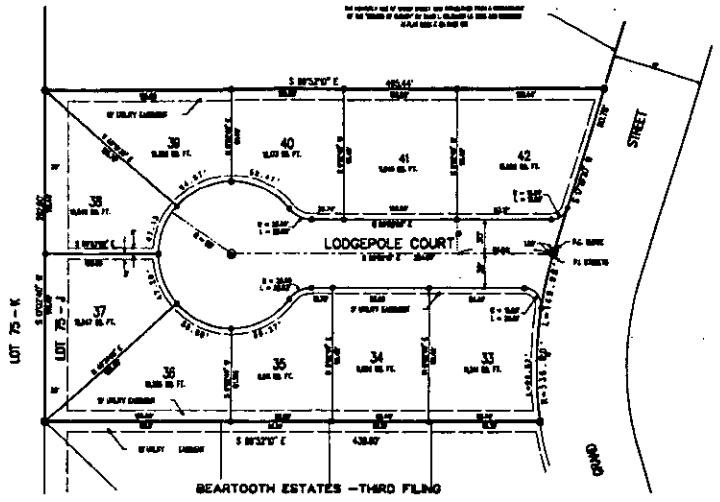
Robert C Moore II
Notary Public

My commission expires:

ROBERT C. MOORE II-NOTARY PUBLIC
STATE OF WYOMING COUNTY OF PARK
MY COMMISSION EXPIRES JUNE 30, 1993

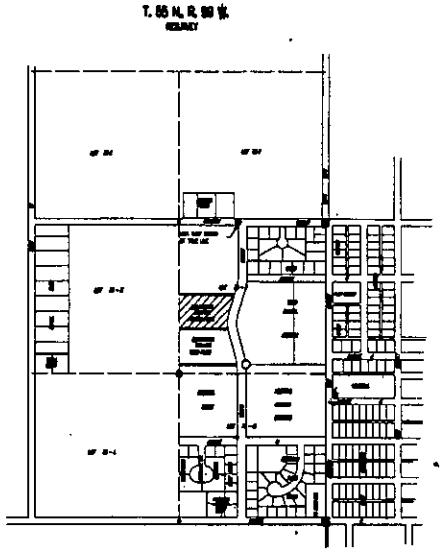
INST# 323535 BOOK 0237 PAGE [illegible]
RECORDED 11/22/93 AT 10:[illegible]
BY: GERRI PATTERSON [illegible]
FEES: 8.00
MARIE FONTAINE, PARK COUNTY [illegible]

323535



BEARTOOTH ESTATES, FOURTH FILING
DETAIL MAP

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 200'

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
County of Park }

We, the undersigned, hereby certify that we are the Owners and Proprietors of: A parcel of land located within Lot 75-J of Lot 75, Township 55 North, Range 99 West of the 6th P.M. Park County, Wyoming, according to the Government Resurvey and said parcel being more particularly described as follows:

Beginning at the northwest corner of the Beartooth Estates Addition - Third Filing; thence N. 0°02'40" E. along the west line of said Lot 75-J for 368.00 feet; thence S. 89°57'20" E. parallel to the north line of said Beartooth Estates Addition - Third Filing for 668.44 feet to the westerly right of way line of Grand Street; thence S. 17°19'20" W. along the westerly right of way line of said Grand Street for 78.75 feet to the point of curvature of a curve having a radius of 336.00 feet; thence around said curve to the left through a central angle of 26°39'48" for an arc length of 156.36 feet, more or less, to the northeast corner of said Beartooth Estates Addition -Third Filing; thence N. 89°32'08" W. along the north line of said Beartooth Estates Addition - Third Filing for 438.80 feet to the point of beginning, containing 133,488 square feet or 3.848 acres, more or less, of which 38,778 square feet or 0.876 acres are in public street right of ways.

That we have caused said described lands to be surveyed and platted as shown hereon as "Beartooth Estates Addition, Fourth Filing"; that the subdivision as it appears on this plat is with the free consent and in accordance with the desires of the undersigned Owners and Proprietors; and that we dedicated the street, Ponderosa Court, and the Public Walkway to the City of Powell and to the Public and the easements to the purposes as shown hereon. We hereby release and relinquish all rights of homestead.

BEARTOOTH ESTATES, A CORPORATION

Wesley J. Metzler, President — Virginia L. Metzler, Secretary
Francis C. Gillette
James R. Stalnaker — Park P. Ball
Stanley E. Bloemsmer

The foregoing instrument was acknowledged before me by Wesley J. Metzler, Francis C. Gillette, James R. Stalnaker, Park P. Ball and Stanley E. Bloemsmer this 9TH day of September, 1993.

Witness my hand and official seal.

Robert Mont
Notary Public

My commission expires

CERTIFICATE OF SURVEYOR

I, Paul A. Blough, of Cody, Wyoming a land surveyor registered in the State of Wyoming by Registration No. 3333 hereby certify that the "Beartooth Estates Addition, Fourth Filing" was surveyed by me or under my direction during the months of June and July, 1993; that said subdivision is correctly described in the Owner's Certificate of Dedication on this plat which is drawn to a scale of 1 inch = 50 feet. The dimensions of lots are given in feet and hundreds of a foot, and any surplus or deficiency is distributed uniformly in proportion to the measurements shown on this plat. The monuments set are as shown in the legend on this plat and stamped in an appropriate manner. The actual bearings shown hereon are based on an initial bearing of S. 89°32' E. between the northwest and the northeast corners of Lot 75-J as shown on the "Record of Survey" recorded in Plat Book 7 on page 160 of the plat records on file in the Park County Clerk's office. All elements of this survey close to an accuracy of one part in five-thousand or better.

Wyoming Registration No. 3333 — Paul A. Blough

STATE OF WYOMING } SS
County of Park }

The foregoing certificate was acknowledged before me this 10th day of August, 1993, A.D.

Witness my hand and official seal.

Mary C. Weaver
Notary Public

My commission expires: September 26, 1996

LEGEND

FOUND 1 1/2" IRON PIPE MARKED .....
SET 5/8" REBAR WITH ALUMINUM CAP MARKED .....
SET 5/8" REBAR WITH ALUMINUM CAP MARKED .....
FOUND 1/2" IRON PIPE MARKED .....
SET 2" ALUMINUM PIPE WITH 2 1/2" ALUM. CAP SET .....
FOUND 2" ALUMINUM PIPE WITH 2 1/2" ALUM. CAP FOUND .....
SET 2" ALUMINUM CAP IN CONCRETE FLUSH WITH FINISHED ROAD SURFACE .....
SET 5/8" REBAR WITH ALUMINUM CAP SET .....
EXISTING EASEMENT LINE .....

CERTIFICATE OF PARK COUNTY CLERK

This plat was filed for the public records in the Office of the Park County Clerk, Wyoming at 12:10 o'clock P.M. on the 13 day of SEPTEMBER, A.D., 1993 and is duly recorded in Book 7 Page Number 90.

Marie Fontaine
Park County Clerk

Receipt No. 330855 by Deanna Hyde
Deputy

CERTIFICATE OF PLANNING COMMISSION

The foregoing BEARTOOTH ESTATES ADDITION, FOURTH FILING to the City of Powell, Wyoming was approved by the City of Powell Planning and Zoning Commission this 8th day of July, 1993.

Attest: Ruth A. Kaufman
City of Powell, Wyoming
Planning Commission

John L. Caudill
Chairman

CERTIFICATE OF APPROVAL

The foregoing BEARTOOTH ESTATES ADDITION, FOURTH FILING AN ADDITION TO THE CITY OF POWELL, WYOMING was approved at a regular meeting of the City Council held on the 10th day of August, 1993, in accordance with Section 15-1-518, Wyoming State Statutes, 1977, as amended.

Attest: CITY CLERK — Carolyn A. Buchanan, Carolyn A. Buchanan

CITY OF POWELL MAYOR — James F. Hardesty

CITY OF POWELL PARK COUNTY WYOMING MUNICIPAL SEAL

STATE OF WYOMING } SS
County of Park }

This instrument was filed for record at 12:10 o'clock P.M. on the 13 day of SEPTEMBER, A.D., 1993 and is duly recorded in Book 7 Page Number 90.

Marie Fontaine
Park County Clerk

Receipt No. 330855 by Deanna Hyde
Deputy

PLAT SHOWING

BEARTOOTH ESTATES ADDITION
— FOURTH FILING —

TO THE

CITY OF POWELL, WYOMING

WITHIN LOT 75 — J, T.55 N., R.99 W.
OF THE 6th P.M., PARK COUNTY, WYOMING

PAUL BLOUGH AND COMPANY — CONSULTING ENGINEERS AND LAND SURVEYORS
1241 SHERIDAN AVENUE — P.O. BOX 1748 — CODY, WYOMING 82414
JOB NO. 93-107 BOOK NO. 288 JULY, 1993