

DECLARATION OF PROTECTIVE COVENANTS  
FOR  
BRINKERHOFF SUBDIVISION NO. 1  
LOCATED IN  
PARK COUNTY, WYOMING

STATE OF WYOMING )  
                              ) SS  
County of Park   )

KNOW ALL MEN BY THESE PRESENTS that Bart A. Brinkerhoff and Jan J. Brinkerhoff, husband and wife, are the developers of the Brinkerhoff Subdivision No. 1 located in Park County, Wyoming. Said developers hereby make the following declarations as to limitations, restrictions and uses to which the lots included herein may be put.

All lots within said subdivision are subject to these covenants to insure the appropriate development; 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; and in general to provide for the development of a quality that will enhance the value of investments made by purchasers of the land.

LAND USE

- a. No more than one single family dwelling may be constructed on each lot of the subdivision. No multiple family dwelling may be constructed.
- b. No further subdivision of Lot 4 may be made, except under the ownership of the developers.

- c. No junk yard or dump yard or business of any objectionable nature shall be maintained on any lot.
- d. No structure of a temporary character, such as trailers, basements, tents, shacks, garages, barns or other out buildings shall be used on said land at any time as residences, except that during the construction of a permanent dwelling, which shall not exceed one year, a trailer may be used as a temporary residence.
- e. All residences shall be provided with indoor plumbing and restroom and all water facilities and sewage disposal facilities shall be constructed in accordance with all rules, regulations, ordinances, and statutes of general application to sewage and waste water disposal including, but not limited to, those rules and regulations of the Wyoming Department of Environmental Quality.
- f. No noxious or offensive trade or activity shall be carried on upon any of the said lots or blocks nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

FENCES

All fences must be neat and kept in good repair, and shall be the responsibility of the individual lot owners. The subdivision owner shall have no obligation to participate in the construction or maintenance of fences.

SEWAGE DISPOSAL

Septic tanks with drain fields or ecologically equal or superior

methods shall be used for sewage disposal. All sewage disposal shall be in accordance with applicable State and Federal regulations.

WEED CONTROL

Each owner or occupant of a lot shall regularly mow or otherwise destroy weeds which may grow upon such lot before such weeds become unsightly. No owner shall allow or permit any noxious weeds to grow or ripen upon any lot.

GARBAGE

No lot or any portion thereof, shall be used or maintained as a dumping ground for rubbish. Trash, garbage and all other waste shall not be kept or allowed to remain on any lot except in sanitary containers. All equipment for storage or disposal of such materials shall be the responsibility of each individual lot owner, as will the responsibility to remove any and all rubbish, trash, and garbage at reasonable times so it shall not become offensive to his neighbors.

ARCHITECTURAL CONTROL

- a. For the purpose of preserving the natural beauty and enhancing the property values and to insure the development of the lands within Brinkerhoff Subdivision no. 1 as an area of high standards, the Developers reserve unto the Architectural Control Committee hereinafter provided, the power to control the buildings, structures, and all other improvements or alterations thereto, placed on each lot.
- b. The Architectural Control Committee shall be composed of the Developers of Brinkerhoff Subdivision No. 1.

c. The Architectural Control Committee shall not be responsible in any way for any defects of any plans, or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done in accordance to such plans and specifications.

ENFORCEMENT

The enforcement of the Protective Covenants for Brinkerhoff Subdivision No. 1 shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

ADOPTION

These rules are adopted pursuant to the By-Laws of Brinkerhoff Subdivision No. 1.

DATED this 8<sup>th</sup> day of July, 1991

Bart A. Brinkerhoff  
Bart A. Brinkerhoff

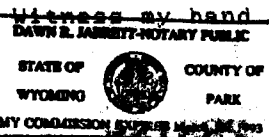
Margaret E. Scranton  
Margaret E. Scranton

Jan J. Brinkerhoff  
Jan J. Brinkerhoff

Francis M. Scranton  
Francis M. Scranton

STATE OF WYOMING)  
)  
) ss  
County of Park )

The foregoing instrument was acknowledged before me by Bart A. Brinkerhoff and Jan J. Brinkerhoff and Margaret E. Scranton and Francis M. Scranton this 8<sup>th</sup> day of July, 1991.



Dawn B. Jones  
Notary Public

My commission expires March 15, 1993

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State of Wyoming } ss  
County of Park

This instrument was filed for record  
on this 6 day of AUGUST  
1991 at 2:01 o'clock P.  
duly recorded in Microfilm book \_\_\_\_\_  
records on page \_\_\_\_\_

By MARIE FONTANE, Register of Deeds  
[Signature] (Deputy)  
No. 238186

Jan Brinkerhoff  
1002 Ave G  
Powell, WY 82435