

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions, violate 42 USC 3604(c).

DECLARATION OF RESTRICTIVE COVENANTS
CEDAR MOUNTAIN RANCHETTS

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

A tract of land within the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$), Section 19, Township 52 North, Range 102 West, 6th P.M., Park County, Wyoming, according to the original Government Survey, and now included within Lot 56, according to the Government Resurvey, which tract is described as follows:

Beginning at the SW corner of said E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 19; thence North 00° 15' East along the West line of the E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 19 for 2639.53 feet, more or less, to the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 19; thence North 89° 58' East along the north line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 19 for 1377.18 feet; thence South 00° 06' East for 2640.38 feet, more or less, to the south line of the W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 19; thence North 89° 56' West along the South line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 19 for 1390.74 feet, more or less, to the point of beginning, containing 83.88 acres,

said real property being the real property now duly platted as "Cedar Mountain Ranchetts", the plat thereof having been heretofore filed in the offices of the County Clerk & Ex-Officio Register of Deeds for Park County, Wyoming, in Plat Book D at page 49. The undersigned do hereby make the following declarations as to limitations, restrictions and uses to which the lots included in the subdivision may be put; and do hereby specify that said Declaration shall constitute covenants to run with all of the land, as provided by law, and shall be binding upon the undersigned and all persons claiming under them, for the benefit of, and limitation on, all future owners of lots. All references herein to blocks and lots

designated on the plat of the subdivision.

Sec. 1 - All lots in the subdivision shall be known and described as residential lots, said lots being more particularly described as Lots 1 through 6 of Block 1 and Lots 1 through 9 of Block 2 of said subdivision. All of these lots shall be used for a single family residence and appropriate outbuildings allowable under these Restrictive Covenants.

Sec. 2 - No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

Sec. 3 - No residence shall be constructed upon the premises having less than 1,200 square feet of floor space. All buildings shall be modern and shall utilize septic tanks until sewer is available. All outbuildings are to be compatible with the type of construction of the residence of the lot.

Sec. 4 - No residential structure shall be erected or placed on any building lots, which have been subdivided into a unit smaller than those laid out in the original plat, with the exception of Lot 6, Block 1, which shall be divided into two equal tracts described as the E $\frac{1}{2}$ of Lot 6 and W $\frac{1}{2}$ of Lot 6, Block 1.

Sec. 5 - No dwelling or outbuilding shall be placed, erected or permitted to exist on any lot closer than 25 feet to the front lot line.

Sec. 6 - No noxious or offensive trade or activity shall be carried on upon any lot or shall anything be done thereon which may be or become an annoyance to the neighborhood. No person shall park or leave standing upon any property, or street abutting thereon, any motor vehicle which shall not have current registration or

license plates, or which shall be in a state of disrepair or being used to supply substitute or junk parts for other vehicles.

Sec. 7 - No livestock, except horses, sheep, cows and fowl used for domestic purposes may be kept upon the premises, and those kept shall be so cared for that they shall not constitute a nuisance. Fowl must be fenced or caged in regular runs and not allowed at large. All cages, enclosures, or pens for said livestock or fowl are to be kept up and painted and the premises kept clear to eliminate all unpleasant odors.

Sec. 8 - No oil drilling, oil development operations, oil refining, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tank tunnels, mineral excavations or shafts be permitted on or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

Sec. 9 - All construction shall be new and no old or used building may be moved from another location onto any lot in this subdivision.

Sec. 10 - All owners shall cooperate in the proper division of irrigation water and the maintenance and clearing of ditches and all necessary easements are reserved against and in favor of each lot or tract so that all lots and tracts may receive water.

Sec. 11 - The covenants and conditions hereof may be amended, modified or repealed at any time by the written consent of the then record owners of 51% or more of the lots.

Sec. 12 - Covenants, conditions and restrictions contained herein shall be in effect for a period of thirty-five years from

