

DECLARATION OF PROTECTIVE COVENANTS  
 CRANDALL CREEK ACRES SUBDIVISION  
 Park County, Wyoming

STATE OF WYOMING )  
 ) ss  
 County of Park )

Florence J. Higgins, being of lawful age and first duly sworn upon oath according to law, does say as follows:

That she is the owner of certain real property located in Park County, Wyoming more particularly described as follows:

A parcel of land in H.E.S. No. 177, within Section 4, T. 56 N., R. 106 W. of the Sixth Principal Meridian, Park County, Wyoming, said parcel of land is described more particularly as follows:

Beginning at Corner No. 6 of said H.E.S. No. 177; thence N. 37°45'00" W. along the line between Corners No. 6 and No. 5 of said H.E.S. 177 for a distance of 1199.14 feet to said Corner No. 5 of H.E.S. 177; thence west for a distance of 185.69 feet, more or less, to the east boundary of Wyoming State Highway No. 296; thence S. 14°45'00" W. along said east highway boundary for a distance of 55.92 feet, more or less, to the point of curvature (P.C.) of said east highway boundary; thence southerly along said east highway boundary which is a circular curve to the left, the radius of which is 2799.79 feet, for an arc length distance of 773.78 feet, more or less, to the point of tangency (P.T.), the end of said circular curve; thence S. 01°05'06" E. along the said east highway boundary for 6.20 feet; thence S. 83°13'00" E. along said east highway boundary and on the line between Corners No. 7 and No. 6 of said H.E.S. No. 177 for a distance of 35.40 feet; thence leaving the highway boundary and continuing S. 83°13'00" E. for a distance of 997.51 feet, more or less, to the point of beginning.

That as owner she has caused a plat of said lands to be prepared, subdividing said land into ten lots and has designated the same as Crandall Creek Acres Subdivision.

That she intends to convey said lots to various purchasers by deed, subject to protective covenants on the parts of purchasers, as hereinafter set forth, to the end and purpose that the restrictions herein imposed shall inure to the benefit of each and all of the purchasers of said lots, whether they shall have become such before or after the date hereof, and that such covenants will be and become binding upon the heirs, successors and assigns of such owners.

That the invalidation of any of these covenants, by judgment or otherwise, shall in no wise effect any of the other provisions which shall remain in full force and effect.

That these covenants shall be and remain covenants running with the land and shall be effective with respect to all lots in Crandall Creek Acres Subdivision and these covenants shall be effective from and after the date of the recording of this Declaration of Protective Covenants in the office of County Clerk of Park County, Wyoming.

COVENANT NO. 1 - All lots covered by these covenants shall be residential lots, and no structure or structures shall be erected, altered, placed, or permitted to remain on any residential building lot, other than one, detached, single-family dwelling, and other appropriate outbuildings incidental to residential use of the lot. There shall be no double or multiple family dwellings on any lot and no commercial use allowed on any lot. The single family residential dwelling must be attractive and suitable to the surroundings and preferably to be constructed of natural logs or finished with log siding. Plans for single family dwellings are to be approved by the owner (Florence J. Higgins) before construction is permitted.

COVENANT NO. 2 - There shall be no more than 2 horses kept temporarily on a lot of this subdivision at any one time. No other livestock is allowed.

COVENANT NO. 3 - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

COVENANT NO. 4 - Enforcement shall be by proceedings at law or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

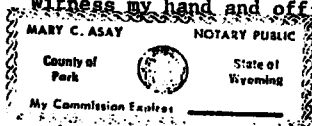
IN WITNESS WHEREOF, I have hereunter set my hand this 7<sup>th</sup> day of September, 1983.

Florence J. Higgins  
Florence J. Higgins

STATE OF WYOMING )  
                          ) ss  
County of Park     )

The foregoing instrument was acknowledged before me by Florence J. Higgins this 7<sup>th</sup> day of Sept, 1983.

Witness my hand and official seal.



Mary C. Asay  
Notary Public

My commission expires: September 26, 1984

State of Wyoming } ss.  
 County of Park }  
 This instrument was filed for record  
 on the 6 day of December  
 1983 at 1:35 o'clock P.m. and  
 duly recorded in Microfilm Book 93  
 records on page 340  
 WENIE FORTAINE, Register of Deeds  
*Wenie Fortaine*  
 Deputy  
212002

Roy Holm, PO Box 1748, Cody, WY