

Applicant's Affidavit

STATE OF WYOMING)
County of Park) ss

The undersigned being applicant for a subdivision permit for the subdivision identified as Delta Placid Estates, being first sworn by oath, according to law, do hereby make the following commitments regarding said subdivision.

(1) Binding arrangements have been made to assure purchasers of any part of the subdivision that upon full payment of the purchase price a deed can and will be delivered conveying merchantable title, subject only to noted reservations or restrictions of record, but free of encumbrances and subject only to a proportionate share of real property taxes or assessments charged or assessed for the year in which any such sale may be legally effected.

(2) That the water system and road system described in documents filed with the Planning and Zoning Commission will be constructed as so described. No lots shall be sold in any subdivision until domestic water has been developed and supplied to the lot or lots proposed to be sold in accordance with the means outlined above. Provided, however, that in the event that more than one contiguous lot is sold to the same purchaser and the purchaser does not desire to have water supplied to each lot, then the deed of conveyance shall contain the following proviso:

"Purchaser may not partition nor convey separately the several lots included in this conveyance unless and until domestic water is supplied to any lot proposed to be sold separately. Said water supply shall be in accordance with the means outlined for supplying domestic water to the lots in this subdivision as submitted to obtain the Subdivision Permit for this subdivision."

The road system shall be completed within one year from the date the subdivision permit is granted.

(3) That the cost of the water system and road system described in documents filed with the Planning and Zoning Commission shall be included in the sale price of any part of the subdivision and not assessed or collected from purchasers in addition to such sale price unless said purchasers specifically agree to assume the burden of all or part of said cost. Any such agreement shall be evidenced by a written contract recorded in the office of the Clerk which sets forth the specific details of the transfer of this responsibility for payment of costs and delineates the agreement of both parties to it.

(4) Enforcement of these obligations upon the undersigned as outlined herein shall be for either compliance or damages or both.

(5) These obligations shall accrue to my heirs, successors and assigns.

[Signature]
Stephen P. Dorock

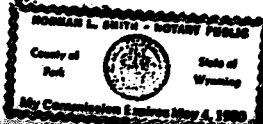
On this 20th day of November, 1979, there appeared before me D. H. Heath and Stephen P. Dorock, personally known to me to be the persons who executed the foregoing affidavit and after first being sworn by oath according to law, acknowledged that they executed same as their free act and deed.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission expires 5/4/79

Recorded Dec. 28, 1979 at 8:20 A.M.
SF Book 47 Page 145 Park County, Wyo.
No. 126045 Marvin Fontaine, County Clerk



DECLARATION OF
 RESTRICTIONS, CONDITIONS, AND PROTECTIVE COVENANTS
 FOR
 DELTA PLACID ESTATES
 A SUBDIVISION LOCATED IN PARK COUNTY, WYOMING

KNOW ALL MEN BY THESE PRESENTS, that Stephen P. Deroche, Dan I. Heath, and Whitney Gene Day hereafter referred to as "Developers" are the owners of the following described property situated in Park County, Wyoming, to-wit:

DESCRIPTION OF LANDS TO BE PLATTED

Delta Placid Estates being part of
 SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 11 T. 54 N., R. 101 W.
 of the 6th P.M., Resurvey, Park
 County, Wyoming.

That they have divided said land into lots and streets, prepared a plat called Delta Placid Estates, and recorded the plat in the office of the County Clerk of Park County, Wyoming. These restrictions, conditions and covenants apply to all of the lots in the subdivision.

The real property described hereinabove is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved, subject to the below restrictions, conditions, and covenants; and that said restrictions, conditions, and covenants shall run with the land as provided by law, and shall be binding upon all parties, entities and all persons having or acquiring any right, title, or interest in the described land or any part thereof.

That the real property described hereinabove is subject to these restrictions, conditions, and covenants to insure the appropriate development of building sites, 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 development by a quality that will enhance the value of investments made by purchasers of the land.

1. LAND USE

- A. All lots in the subdivision shall be residential lots, and no commercial enterprise shall be allowed thereon, except that residents may maintain offices for their professional or personal service endeavors.
- B. No subdivision or division of any lot shall be permitted.

2. BUILDING TYPE

- A. Mobile homes and modular housing shall be permitted if rendered permanent by setting such housing on permanent foundations composed of concrete or cement blocks, no higher than 2 $\frac{1}{2}$ feet above ground level. No trailer shall be less than 12 feet wide and all trailers must set east and west and must be skirted with permanent material. All mobile homes so set on permanent foundations must have an additional storage structure containing not less than 100 square feet on the ground floor.
- B. No building or dwelling shall be located on any residential lot nearer than forty (40) feet from the front lot line, and no nearer than twenty-five (25) feet from the side or rear lot lines. For the purpose of this covenant eaves, steps, and open porches shall not be considered part of the building or structure, provided, however, that they shall not be constructed to permit any portion of a building or structure on a lot to encroach upon another lot.

- C. All fences must be neat and kept in good repair, and shall be the responsibility of the individual lot owners. The subdivision owners shall have no obligation to participate in the construction or maintenance of partition fences.
- D. Septic tanks with drain fields or ecologically equal or superior methods must be used for sewage disposal. The method selected by each individual lot owner must be approved by the appropriate agency of the State of Wyoming.
- E. Rubbage, garbage or other waste shall be kept and disposed of in a neat and sanitary manner. No tract within the subdivision shall be used or maintained as a dumping ground for waste.

3. IRRIGATION EASEMENTS

All lots located within the subdivision are subject to an easement and right-of-way for the maintenance and installation of irrigation and drainage ditches in accordance with the below terms and conditions:

- A. All irrigation and drainage ditches shall be for the benefit of the owner of each lot within the subdivision and the owners of said lots shall be joint owners of any and all irrigation and drainage ditches constructed with the subdivision.
- B. All irrigation and drainage ditches and any headgates incident thereto, together with those which may hereafter be constructed within the subdivision, shall constitute the "Irrigation System".
- C. The owner of each lot within the subdivision shall maintain and clean, at his own expense and cost, any and all irrigation and drainage ditches located on or which traverse his lot.
- D. The owner of each lot shall cooperate with the owners of all other lots within the subdivision to effectively and efficiently distribute water flowing in and through said irrigation system to assure optimum beneficial application and maximum utilization of all water authorized for application to said lands under and by virtue of the laws of the State of Wyoming.

4. DURATION AND AMENDMENT

These covenants are to run with the land and shall be binding upon 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 lot owners on a one lot one vote basis has been recorded agreeing to change said covenants in whole or in part.

These covenants can be amended prior to the time stated hereinabove by a written instrument duly recorded, signed by sixty-seven (67) percent of the lot owners agreeing to change said covenants in whole or in part, except that covenant 1.a. cannot be changed without the approval of the Park County Commissioners.

5. INVALIDATION

In the event any one or more of these covenants herein contained is rendered invalid or unenforceable by judgment or decree of any court of competent jurisdiction, the other covenants herein contained shall, nonetheless, remain in full force and effect for and during the full term hereof.

This Declaration of Restrictions, Conditions and Protective Covenants for Delta Placid Estates Subdivision consists of three (3) pages.

IN WITNESS WHEREOF, these Covenants are signed this 13th day of November, 1979.

A PARTNERSHIP

Stephen P. Deroche
Stephen P. Deroche

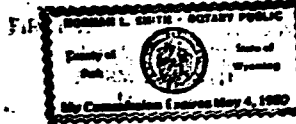
Dan L. Heath
Dan L. Heath

STATE OF WYOMING)
) SS
County of Park)

Subscribed and sworn to before me by Stephen P. Deroche and Dan L. Heath, this 13th day of November, 1979.

Norman L. Smith
Notary Public

My commission expires: May 4, 1980



IN WITNESS WHEREOF, these Covenants are signed this 14th day of December, 1979.

Whitney Gene Day
Whitney Gene Day

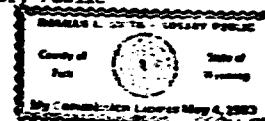
Attest:

STATE OF WYOMING)
) ss
County of Park)

The foregoing certificate was acknowledged before me by Whitney Gene Day this 14th day of December, 1979.

Norman L. Smith
Notary Public

My commission expires: 5/4/80



Recorded Dec. 28, 1979, 8:30 A.M.
Book 47, Page 147, Park County, Wyo.
194057

1572

AFFIDAVIT

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

COMES NOW, ERMA R. KAISER, who, after being duly sworn, deposes and says as follows:

1. On or about the 13th day of November, 1979 a Declaration of Restrictions, Conditions, and Protective Covenants for Delta Placid Estates, a subdivision located in Park County, Wyoming, recorded at Book 47, Page 147 in the County Clerk's Office of Park County, Wyoming involving Stephen G. Deroche, Dan L. Heath, and Whitney Gene Day.

2. Said declaration stated in the land use provision that "all lots in the subdivision shall be residential lots, and no commercial enterprise shall be allowed thereon, except the residence may maintain offices for their personal or professional service endeavors.

3. On or about February 15, 1979 an Amendment to the Declaration of Restrictions, Conditions and Protective Covenants for Delta Placid Estates a subdivision located in Park County, Wyoming was executed by Stephen P. Deroche and Dan L. Heath, which is recorded in the office of the County Clerk of Park County, Wyoming in Book 48, Page 950.

4. Said Amendment to the Declaration specifically provides that all lots in the subdivision shall be commercial lots. Such designation shall allow the lots to be used for either residential or commercial purposes

5. I, at the time, was fully aware of the Amendment to the Declaration and fully and completely intended to execute said Declaration for the purpose of including Lot 7 of the Delta Placid Estates in the Amendment

to the Declaration, however, I was unable to execute said Declaration.

6. That it is my intent and wish that Lot 7 of the Delta Placid Estates be fully and completely included in the Amendment to the Declaration executed on the 15th day of February, 1979 by Stephen P. Deroche and Dan L. Heath, and that its provisions shall have full force and effect on Lot 7 of the Delta Placid Estates.

FURTHER AFFIANT SAYETH NOT.

Dated the 21 day of December, 1988.

Elma R. Kaiser
ELMA R. KAISER

STATE OF WYOMING)
) SS.
COUNTY OF PARK)

I, Elma R. Kaiser, being first duly sworn upon oath, do depose and say: That I am the within named affiant; that I have read the above and foregoing instrument, know and understand the contents thereof and believe them to be true.

Elma R. Kaiser
ELMA R. KAISER

Subscribed and sworn to before me this 21 day of Dec, 1988 by ELMA R. KAISER.

Notary Public
State of Wyoming
My Commission Expires: July 23, 1991

Stanley B. Parker
Notary Public

My Commission expires: July 23, 1991

SJM/sy

County of Park)
This instrument was filed for record
on the 22 day of December
1988 at 3:10 P. M. and
duly recorded in Abstract Book 163
records on page 460
MARIE FONTAINE, Register of Deeds
By Marie Fontaine
No. 253352

1572

AFFIDAVIT

STATE OF WYOMING)
COUNTY OF PARK)

ss.

COMES NOW, CONSTANCE D. HOLMAN, who, after being

duly sworn, deposes and says as follows:

1. On or about the 13th day of November, 1979 a Declaration of Restrictions, Conditions, and Protective Covenants for Delta Placid Estates, a subdivision located in Park County, Wyoming, recorded at Book 47, Page 147 in the County Clerk's Office of Park County, Wyoming involving Stephen G. Deroche, Dan L. Heath, and Whitney Gene Day.

2. Said declaration stated in the land use provision that "all lots in the subdivision shall be residential lots, and no commercial enterprise shall be allowed thereon, except the residence may maintain offices for their personal or professional service endeavors.

3. On or about February 15, 1979 an Amendment to the Declaration of Restrictions, Conditions and Protective Covenants for Delta Placid Estates a subdivision located in Park County, Wyoming was executed by Stephen P. Deroche and Dan L. Heath, which is recorded in the office of the County Clerk of Park County, Wyoming in Book 48, Page 950.

4. Said Amendment to the Declaration specifically provides that all lots in the subdivision shall be commercial lots. Such designation shall allow the lots to be used for either residential or commercial purposes.

5. That said Amendment to the Declaration was in full force and effect when I purchased Lot 7 of the Delta Placid Estates on June 1, 1988, and I was fully and completely aware of said Amendment to the Declaration.

6. I was fully aware of the Amendment of the Declaration of Restrictions, Conditions and Protective Covenants for Delta Placid Estates, a subdivision located in Park County, Wyoming which allowed all lots in the subdivision to be commercial lots. Such designation shall allow the lots to be used for either residential or commercial purposes.

7. That it is my intent and wish that Lot 7 of the Delta Placid Estates be fully and completely included in the Amendment to the Declaration executed on the 15th day of February, 1979 by Stephen P. Deroche and Dan L. Heath.

FURTHER AFFIANT SAYETH NOT.

Dated the 21st day of December, 1988.

Constance D. Holman
 CONSTANCE D. HOLMAN

STATE OF WYOMING)
) ss.
 COUNTY OF PARK)

I, Constance D. Holman, being first duly sworn upon oath do depose and say: That I am the within named affiant; that I have read the above and foregoing instrument, know and understand the contents thereof and believe them to be true.

Constance D. Holman
 CONSTANCE D. HOLMAN

Subscribed and sworn to before me this 21st day of Dec, 1988 by CONSTANCE D. HOLMAN.

Notary Public
 Stanley B. Parker
 County of Park
 State of Wyoming
 My Commission Expires July 23, 1991

Stanley B. Parker
 Notary Public

My Commission Expires: July 23, 1991

SJM/sy

WYOMING
 County of Park
 This instrument was filed for recording in the 22 day of December 1988 at 3:11 P.M. and duly recorded in Microfilm Book 163 Record on page 462
 MARIE FONTANA, Registrar of Deeds
Marie Fontana
 200000

1572

AFFIDAVIT

STATE OF WYOMING)
COUNTY OF PARK)

ss.

COMES NOW, HAROLD KAISER, who, after being duly sworn, deposes and says as follows:

1. On or about the 13th day of November, 1979 a Declaration of Restrictions, Conditions, and Protective Covenants for Delta Placid Estates, a subdivision located in Park County, Wyoming, recorded at Book 47, Page 147 in the County Clerk's Office of Park County, Wyoming involving Stephen G. Deroche, Dan L. Heath, and Whitney Gene Day.

2. Said declaration stated in the land use provision that "all lots in the subdivision shall be residential lots, and no commercial enterprise shall be allowed thereon, except the residence may maintain offices for their personal or professional service endeavors.

3. On or about February 15, 1979 an Amendment to the Declaration of Restrictions, Conditions and Protective Covenants for Delta Placid Estates a subdivision located in Park County, Wyoming was executed by Stephen P. Deroche and Dan L. Heath, which is recorded in the office of the County Clerk of Park County, Wyoming in Book 48, Page 950.

4. Said Amendment to the Declaration specifically provides that all lots in the subdivision shall be commercial lots. Such designation shall allow the lots to be used for either residential or commercial purposes.

5. I, at the time, was fully aware of the Amendment to the Declaration and fully and completely intended to execute said Declaration for the purpose of including Lot 7 of the Delta Placid Estates in the Amendment

to the Declaration, however, I was unable to execute said Declaration.

6. That it is my intent and wish that Lot 7 of the Delta Placid Estates be fully and completely included in the Amendment to the Declaration executed on the 15th day of February, 1979 by Stephen P. Deroche and Dan L. Heath, and that its provisions shall have full force and effect on Lot 7 of the Delta Placid Estates.

FURTHER AFFIANT SAYETH NOT.

Dated the 21 day of Dec, 1988.

Harold Kaiser
HAROLD KAISER

STATE OF WYOMING

COUNTY OF BARK

I, Harold Kaiser, being first duly sworn upon oath do depose and say, that I am the within named affiant; that I have read the above and foregoing instrument, know and understand the contents thereof and believe them to be true.

Harold Kaiser
HAROLD KAISER

Subscribed and sworn to before me this 21 day of Dec, 1988 by HAROLD KAISER.

Notary Public
My Commission expires: July 23, 1991

of Wyoming
on the 22 day of DECEMBER
1988 at 3:12 P.M.
duly recorded in Microfilm Book 163
recorded on page 464
MARGE PORTANT, Register of Deeds
Marge Portant
253354

**SECOND AMENDMENT TO
DECLARATION OF RESTRICTIONS; CONDITIONS; AND PROTECTIVE COVENANTS FOR
DELTA PLACID ESTATES
A SUBDIVISION LOCATED IN PARK COUNTY, WYOMING**

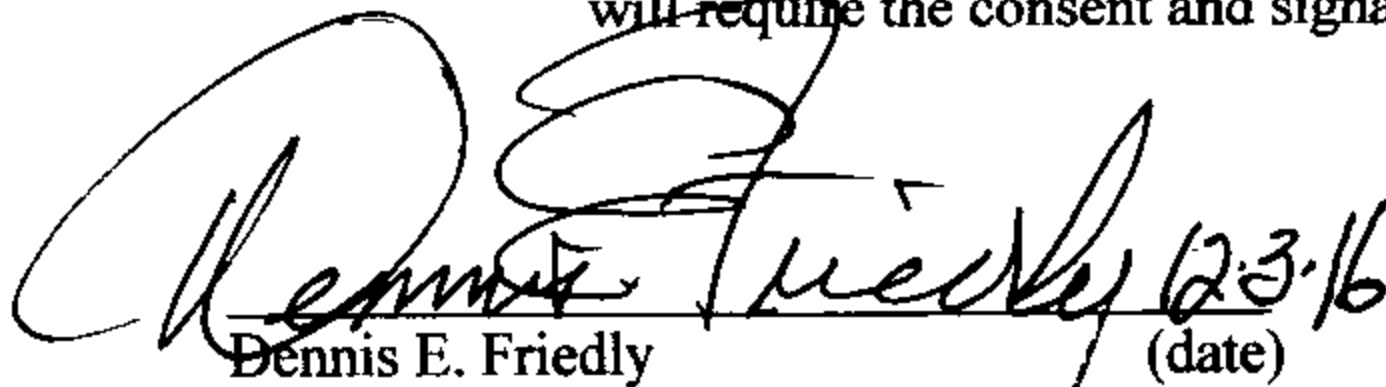
KNOW ALL MEN BY THESE PRESENTS, Dennis E. Friedly and Lisa Ann Sanstead, Don L. and Carol Y. Gureski, Thomas D. and Teresa L. Dissinger, and Leslie A. Honfi, majority Owners of the following described real property located in a subdivision known as Delta Placid Estates, located in Park County, Wyoming, to-wit:

Delta Placid Estates being part of SE1/4NE1/4, Section 11, Township 54 North, Range 101 West, 6th P.M., Resurvey, Park County, Wyoming.

Said Owners, with the consent and approval of the Park County Commissioners, desire to amend said Declaration of Restrictions, Conditions and Protective Covenants to provide for restriction of raising of livestock within the Delta Placid Estates, as follows:

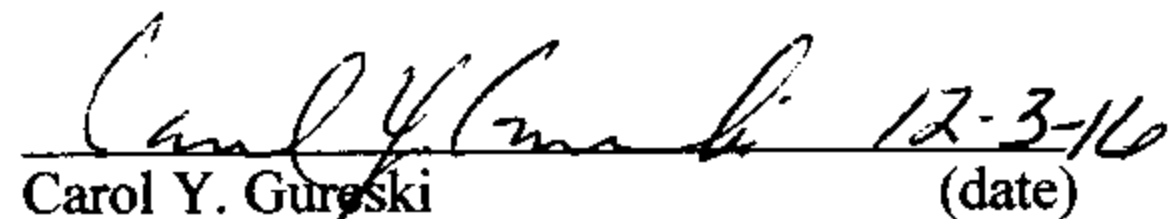
1. LAND USE

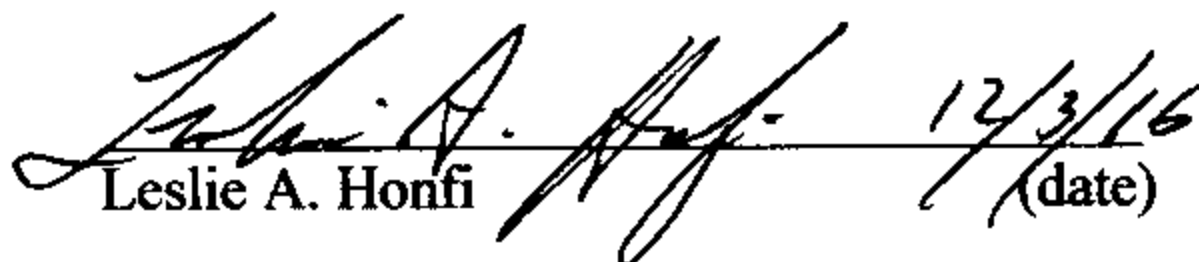
- C. No lots within the subdivision shall be used for raising of livestock or barnyard animals, including cattle, sheep, swine, and goats. Owners may pasture up to 3 (three) horses per lot provided the lot is kept in accordance with the original intent of the Covenants dated December 28, 1979. Any alteration to this Amendment will require the consent and signatures of 67% of the landowners.

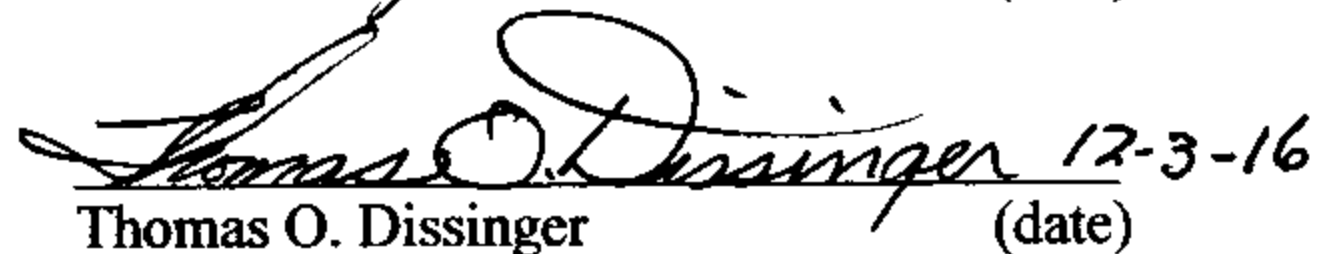

Dennis E. Friedly 12-3-16
(date)

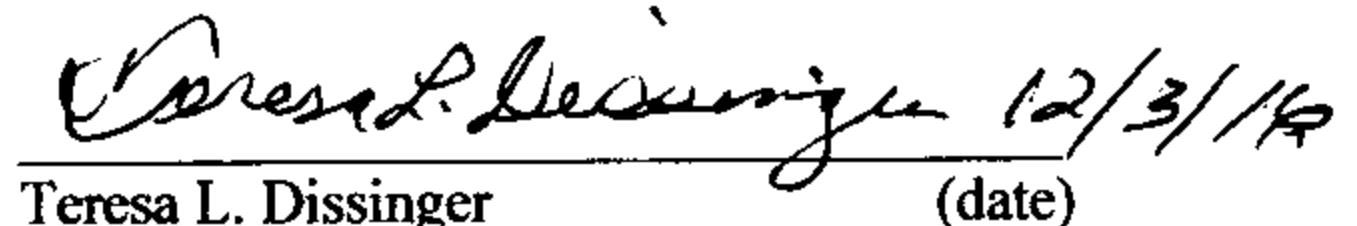

Don L. Gureski 12-3-16
(date)


Lisa Ann Sanstead 12-3-16
(date)


Carol Y. Gureski 12-3-16
(date)


Leslie A. Honfi 12/3/16
(date)


Thomas O. Dissinger 12-3-16
(date)


Teresa L. Dissinger 12/3/16
(date)

NOTARY STATEMENT APPEARS ON ATTACHED PAGE 2.

*Second Amendment to Declaration of Restrictions; Conditions; and Protective Covenants for
Delta Placid Estates.*

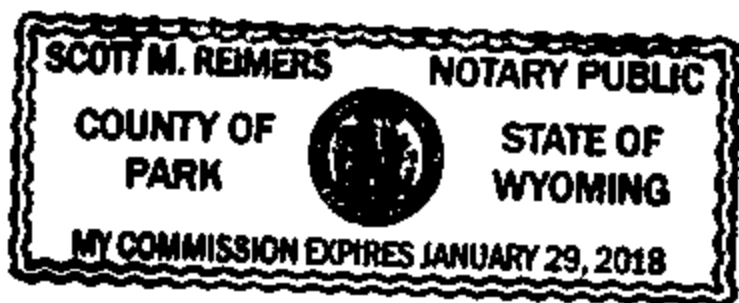
Page 1

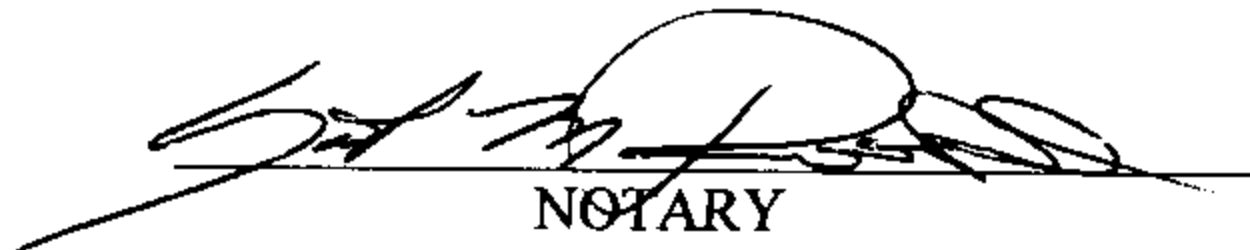


STATE OF WYOMING)
)
COUNTY OF PARK)

This *SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS; CONDITIONS; AND PROTECTIVE COVENANTS FOR DELTA PLACID ESTATES, A SUBDIVISION LOCATED IN PARK COUNTY, WYOMING*, signed and affirmed before me on the 3 day of December, 2016, by Dennis E. Friedly, Lisa Ann Sanstead, Don L. Gureski, Carol Y. Gureski, Leslie A. Honfi, Thomas O. Dissinger, and Teresa L. Dissinger.

WITNESS:




NOTARY

My Commission Expires: Jan 29 2018