

in height, and a private garage for not more than three cars, and other appropriate out-buildings incidental to residential use of the plot, including those items set out in paragraph 'D' below.

COVENANT B. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of porches and garages, shall be at least nine hundred (900) square feet.

COVENANT C. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than forty (40) feet to the front lot line, nor nearer than twenty-five (25) feet to any side street line. No building shall be located nearer than ten (10) feet to an interior lot line, and no dwelling shall be located on any interior lot nearer than twenty-five (25) feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

COVENANT D. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The owners and occupants of the several lots in the subdivision shall be permitted to keep and maintain suitable barns, sheds, or stalls for horses or cows, but all such buildings, corrals, pastures, and the like, shall be so maintained as not to cause noxious or offensive odors to the neighbors.

COVENANT E. No structure of a temporary character, nor any trailer whether attached to foundation or not, basement, tent, shack, garage, barn, moved in building, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

COVENANT F. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

COVENANT G. IRRIGATION SYSTEM. It shall be and become the obligation of the owner and holder of each lot in the subdivision to maintain and to clean, at his own cost and expense, in consideration of the mutual obligations by the owners of other lots to do the same, any and all irrigation ditches that are on his property or may hereafter be constructed on his property. In the event any owner of property shall fail, neglect or refuse to maintain or clean his ditch, after a ten-day notice in writing, then the owners and holders of adjacent property who have cleaned and maintained their own ditches may clean and maintain the ditches so neglected, at the cost and expense of the owner of the land on which such ditch is located.

COVENANT H. TERM. 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 I, ENFORCEMENT. Enforcement shall be by proceeding 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.

COVENANT J, SEVERABILITY. Invalidation of any one of these covenants by Judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands this 29 day of

November 1972

Alvin H. Doornbos
Alvin H. Doornbos

Donna Lee Doornbos
Donna Lee Doornbos

Rex G. Peters
Rex G. Peters

Betty P. Peters
Betty P. Peters

The foregoing instrument was acknowledged before me on the 29 day of November, 1972 by Alvin H. Doornbos and Donna Lee Doornbos, husband and wife.

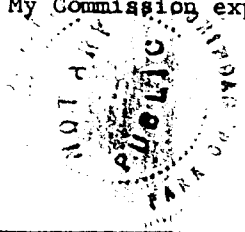
My Commission expires: 4-8-76

[Signature]
Notary Public

The foregoing instrument was acknowledged before me on the 29 day of November, 1972, as to Rex G. Peters and Betty P. Peters, husband and wife.

My Commission expires: 4-8-76

[Signature]
Notary Public



Recorded Dec. 8, 1972 at 1:40 P.M.
In Book 371 Page 79 Park County, Wyo.
No. 113529 Eva E. Larson, County Clerk