PROTECTIVE COVENANTS

SALTY DOG RANCH EAST PARK COUNTY, WYOMING

KNOW ALL MEN BY THESE PRESENTS that Richard W. Day, as Vice President of Salty Dog Cattle Company, a Wyoming corporation which is the owner of Lots F and G of Resurvey Lot No. 55, T. 52 N., R. 101 W., Park County, Wyoming, deposes and says as follows:

That as owner of this land, Salty Dog Cattle Company has caused a plat of the land to be prepared, dividing the property into building lots and roadways and designating the same as SALTY DOG RANCH EAST, for recording in the office of the County Clerk of Park County, Wyoming;

That it intends to convey said lots to various purchasers by deed or contract, subject to the restrictive covenants on the part of the purchasers, as herein set forth.

1. The land herein conveyed is designed for single family residence use only; no noxious or offensive or commercial trade or activity shall be conducted upon said land. Residents may maintain offices for their professional or personal service endeavors. The commercial raising or feeding of animals shall be prohibited upon this land.

2. No subdivision or division of any lot shall be permitted.

3. All structures and buildings of any type whatsoever shall be constructed on permanent foundations composed of concrete or concrete blocks. Dwellings shall be of new construction. No mobile homes, trailer houses, modular housing, nor temporary housing of any kind shall be permitted. Dwellings shall consist of no less than one thousand two hundred (1,200) square feet on the ground floor, exclusive of porches and garages.

4. Dwellings shall be a maximum of two stories above the ground, measuring no more than thirty-six (36) feet from the lowest point of the land adjacent to the structure to the highest point of the roof. Outbuildings shall be no more than twelve (12) feet from the ground to their highest point.

5. Construction of external details of structures shall be completed within two (2) years of the time construction commenced.

6. No construction shall commence until all building plans and plot location plans have been approved or disapproved in writing by the owner of the subdivision or its appointed representative. All plans shall be approved or disapproved within thirty (30) days of application by the lot owner.

7. At such time as seventy-five percent (75%) of the lots are sold, or earlier at the discretion of the owner of the subdivision, the recorded owners of the lots shall have the power to elect their own representatives to approve or disapprove all building and plot location plans.

8. Livestock enclosures, such as corrals, may be located no nearer than fifty (50) feet to any common lot boundary or to Wild Horse Road and no nearer than twenty (20) feet to the perimeter of the subdivision.

9. Buildings on lots 1, 9, 10 and 18 shall be set back from all common lot boundaries and from Wild Horse Road at least fifty (50) feet and shall be set back from the perimeter of the subdivision at least twenty (20) feet. Buildings on all other lots shall be set back from the apex of the lot at least three hundred seventy-five (375) feet, and shall be

set back from all common lot boundaries and from Wild Horse Road at least fifty (50) feet, and shall be set back from the perimeter of the subdivision at least twenty (20) feet.

10. No shelter other than approved structures shall be used as dwellings except during construction of improvements, and then for no longer than ninety (90) days. Mobile dwellings may otherwise be utilized only for the housing of guests of the individual lot owners, and then for periods not to exceed thirty (30) days, and provided that this practice is used with discretion.

11. 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.

12. No permanent construction or loud or disruptive machinery shall be permitted within a radius of three hundred (300) feet of the southwest corner of the subdivision (Corner No. 3 of Resurvey Lot No. 55, T. 52 N., R. 101 W.)

13. Electricity, telephone, or other wire or cable-transmitted utilities or other services for individual lots shall be underground within the lots.

14. 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.

15. Rubbage, garbage or other waste shall be kept and disposed of in a neat and sanitary manner. No tract or eastment shall be used or maintained as a dumping ground for waste.

16. Parking of vehicles on roads within the subdivision is prohibited. No inoperative motor vehicles shall remain on any lot for longer than two (2) weeks unless stored or parked within a structure.

17. Any violation of these covenants may be enjoined in a court of law or equity by the owner of the subdivision or by an owner of record of any lot in the subdivision, and any person violating these covenants shall be liable for damages to the other lot owners in the subdivision.

18. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

These covenants shall be and remain covenants running with the land and shall be effective with respect to all lots in the Salty Dog Ranch East, and these covenants shall be effective from and after the date of the recording of these Protective Covenants in the office of the County Clerk of Park County, Wyoming.

IN WITNESS WHEREOF, these Covenants are signed this 11 day of January, 1977.

Richard W. Day
Vice President
Salty Dog Cattle Company

STATE OF WYOMING)
) SS
COUNTY OF PARK)

Subscribed and sworn to before me by Richard W. Day, Vice President of Salty Dog Cattle Company this 4 day of January, 1977.

My commission expires:
[illegible] 1977

Notary Public

Recorded February 2, 1977 at 4:10 P.M.
MF Book 11 Page 303 Park County, Wyo.
No. 164816 Phyllis M. Smith, County Clerk

COMMITMENT AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That SALTY DOG CATTLE COMPANY, a Wyoming corporation, does hereby agree and commit itself as follows:

WHEREAS, Salty Dog Cattle Company is the owner of the following described property:

> Lots 1 through 18, inclusive, of the Salty Dog Ranch East, a subdivision of Lots F and G of Lot No. 55, T. 52 N., R. 101 W., 6th P.M., Park County, Wyoming

and have had a plat prepared subdividing the property and designating it as SALTY DOG RANCH EAST; and

WHEREAS, the Park County Commissioners have declined to give final approval of the subdivision plat until the Salty Dog Cattle Company has given acceptable assurance that the necessary roadways as shown on the plat will be constructed by Salty Dog Cattle Company according to Park County road specifications.

NOW, THEREFORE, Salty Dog Cattle Company, in consideration of the Park County Commissioners approving the Salty Dog Ranch East plat, does hereby obligate, covenant and commit itself to all future lot owners of said subdivision to install and construct within one year from the date of final approval of the subdivision plat all roadways designated and set forth on said subdivision plat. Salty Dog Cattle Company further agrees that all roadways shall be fully completed in accordance with Park County road specifications as set forth and contained in Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, this instrument has been executed as of the 6th day of January, 1977.

SALTY DOG CATTLE COMPANY

By Richard W. Day
Vice President

SALTY DOG CATTLE CO. CORPORATE SEAL LOST COMMISSIONING

ATTEST

Mary L. Wright
Assistant Secretary

STATE OF WYOMING)
) SS
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Richard W. Day, Vice President of Salty Dog Cattle Company, this 6th day of January, 1977.

Witness my hand and official seal.

Notary Public

My commission expires:
[illegible] 19 77

EXHIBIT "A"

1. The County will not assume responsibility for maintaining or improving roads which have a right-of-way width of less than 60 feet.

2. All physical obstructions within the right-of-way such as irrigation ditches, drainage ditches, fences, signs, large rocks or other obstructions must be relocated outside the right-of-way.

3. All required culverts, bridges or other structures required for drainage or any other purpose must be constructed prior to construction of the top surfacing.

   A. Culverts must be at least 15' diameter.

   B. Culverts must be installed at each private entrance entering the roadway or at intersecting roadways.

   C. Culverts crossing any roadway must be at least 40 feet in length.

   D. Bridges shall be at least 20 feet in clear width and have a load bearing capacity of at least 20 tons.

   E. Bridge abutments and piers must be steel piling or reinforced concrete.

   F. Bridge decks must be concrete or steel.

   G. All bridges must have guard rails.

4. Any required fences or cattle guards must be installed.

5. Roadways must be graded to an acceptable profile and cross section and an adequate base and gravel surface constructed thereon.

   A. Maximum permissible grade must be less than 10%.

   B. The roadway must be capable of draining completely.

   C. The cross section must have a top width of at least 24 feet.

   D. The top width must be crowned or constructed for transverse drainage on slopes of 2%.

   E. The slope from the edge of the finished top width for an additional 6 feet on either side must be no steeper than 2:1 slope.

   F. Through irrigated land or similarly flat ground, the side borrow ditches must have a flat bottom at least 4 feet wide and must be at least 2 feet deep as measured from the edge of the top section.

   G. The base shall be constructed of not less than a 6 inch thickness of pit run gravel for the full 24 foot top width.

   H. The gravel surface shall be constructed of not less than a 4" thickness of uniformly graded crushed rock which will all pass a 1½" sieve.

6. Utilities existing in the road right-of-way may require relocation to the edge paralleling the road or to approximately right angle crossings thereof. All existing utilities and any new utilities proposed to be installed must be authorized and documented by submission of license applications for them.

Recorded Feb. 2, 1977 at 1:15 PM
MF Book 11 Page 305 Park County, Wyo.
No. 164817 Phyllis M. Smith, County Clerk

COMMITMENT AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That SALTY DOG CATTLE COMPANY, a Wyoming corporation, does hereby agree and commit itself as follows:

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and have had a plat prepared subdividing the property and designating it as SALTY DOG RANCH EAST; and

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IN WITNESS WHEREOF, this instrument has been executed as of the 6th day of January, 1977.

SALTY DOG CATTLE COMPANY

By Richard W. Day
Vice President

SALTY DOG CATTLE CO. CORPORATE SEAL LOST CITY, WYOMING

Mary L. Wright
Assistant Secretary

STATE OF WYOMING)
) SS
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Richard W. Day, Vice President of Salty Dog Cattle Company, this 6th dy of January, 1977.

Witness my hand and official seal.

Notary Public

My commission expires:
11-19-77

EXHIBIT "A"

1. The County will not assume responsibility for maintaining or improving roads which have a right-of-way width of less than 60 feet.

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   H. The gravel surface shall be constructed of not less than a 4" thickness of uniformly graded crushed rock which will all pass a 1½" sieve.

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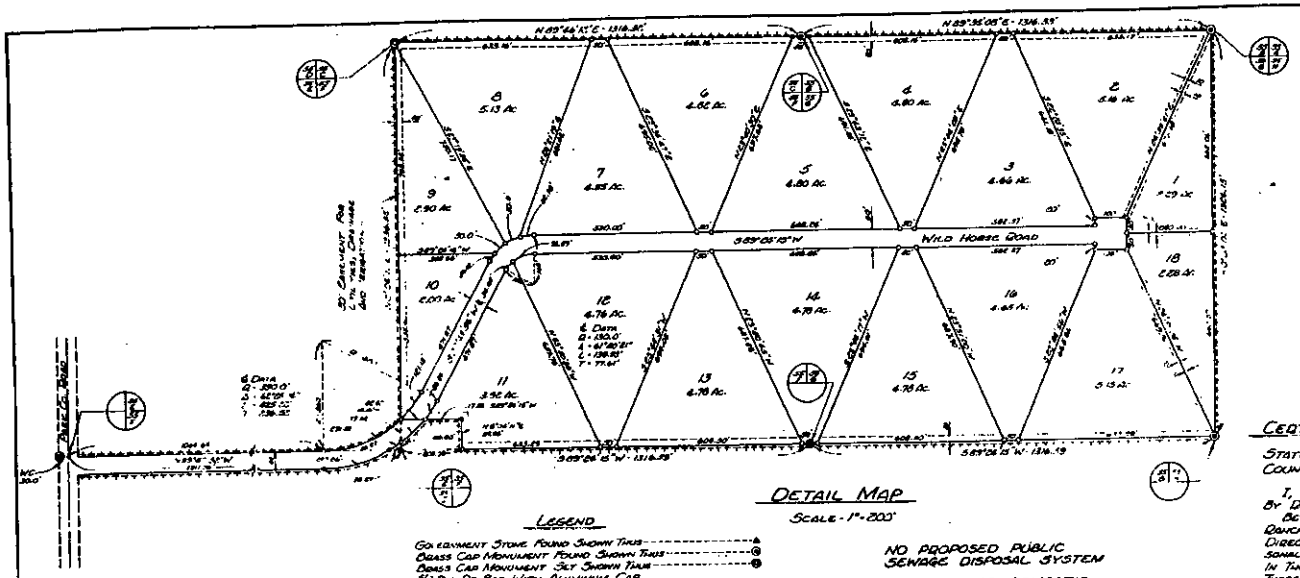
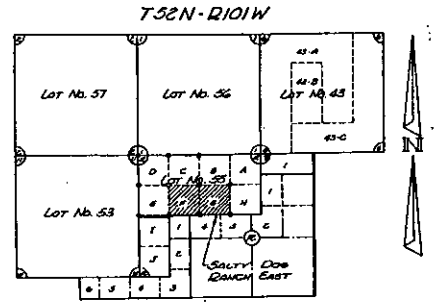
Recorded Feb. 2, 1977 at 4:15 PM
MF Book 11 Page 305 Park County, Wyo.
No. 164817 Phyllis M. Smith, County Clerk



DETAIL MAP

SCALE - 1" = 200'



LOCATION MAP

SCALE - 2" = 1 MI.

LEGEND

Government Stone Found Shown Thus
Brass Cap Monument Found Shown Thus
Brass Cap Monument Set Shown Thus
3/4" Dia. Re-Bar With Aluminum Cap Set Shown Thus
Boundary Of Subdivision Shown Thus

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM

NO PROPOSED DOMESTIC WATER SOURCE

CERTIFICATE OF DEDICATION

STATE OF WYOMING } S.S.
COUNTY OF PARK

The Salty Dog Cattle Company, A Wyoming Corporation, Does Hereby Certify As Follows: It Is The Owner Of The Following Described Land, Easements And Rights-Of-Way:

T52N, R101W Of The 6th. P.M., Park County, Wyoming.

Resurvey Lots 55-F And 55-G (SE¼ NW¼; SW¼NE¼ Section 12, Original Survey).

Excepting The South 97.55 Feet Of The West 200.00 Feet Thereof.

An Easement And Right-Of-Way Across The Northerly Most Sixty (60) Feet Of Lot 55-I (NW¼ SW¼ Section 12, Original Survey).

An Easement And Right-Of-Way For A Strip Of Land Across Resurvey Lot 55-E, (SW¼ NW¼, Section 12, Original Survey), And Part Of Lot 55-F (SE¼ NW¼ Section 12, Original Survey) Which Is More Particularly Described As Follows:

Commencing At Corner No. 3 Of Resurvey Lot 55; Thence N 89°47'52"W, Along The South Line Of Said Lot 55-E, For 30.09 Feet To The Point Of Beginning; Thence Northeasterly Along A Non-Tangent Curve To The Left Having A Radius Of 420.00 Feet, For 36.27 Feet Through A Central Angle Of 4°36'52" To A Point On The East Line Of Said Lot 55-E, Said Point Being Located N 0°05'11"E, A Distance Of 80.00 Feet From Said Corner No. 3; Thence Continuing Along Said Curve For 142.46 Feet Through A Central Angle Of 19°38'05"; Thence S 89°05'15"W For 82.82 Feet To A Point On The West Line Of Said Lot 55-F; Thence Southwesterly Along A Concentric Curve Having A Radius Of 360.00 Feet, For 271.38 Feet Through A Central Angle Of 43°11'29" To A Point On The South Line Of Said Lot 55-E; Thence S 89°47'52"E Along Said South Line For 216.33 Feet To The Point Of Beginning.

It Has Caused Said Lands To Be Surveyed And Platted As Shown Hereon. The Subdivision Of Said Lands As Appears On This Plat, Is With The Free Consent And In Accordance With The Desires Of The Undersigned Owner And Proprietor. The Subdivision Shall Be Known Hereafter As Salty Dog Ranch East.

We Hereby Dedicate And Set Apart The Roads And Easements As Shown Hereon To The Use Of The General Public.

In Witness Whereof, The Board Of Directors Of Salty Dog Cattle Company, Has Authorized The President And Assistant Secretary To Execute This Certificate On Behalf Of Said Corporation.

Harry Jackson
HARRY JACKSON, PRESIDENT
SALTY DOG CATTLE COMPANY

ATTEST: Richard W. Day
RICHARD W. DAY, ASS'T SECRETARY
SALTY DOG CATTLE COMPANY

STATE OF WYOMING } S.S.
COUNTY OF PARK

The Foregoing Certificate Was Acknowledged Before Me This 17th Day Of December 1976, By Harry Jackson, President Of Salty Dog Cattle Company.

Witness My Hand And Official Seal.

My Commission Expires: November 1, 1980

Valentina Lear Jackson
NOTARY PUBLIC

State of Wyoming, }
County of Park, } ss.
This instrument was filed for record on the 4 day of February 1977 at 3:54 o'clock P.M. and duly recorded in Book E-120 page 1 of Plats
Phyllis M. Lowell
By Eileen Sigmund
Deputy
No. 167812 Fee $ 25.00

APPROVALS

Approved This 2 Day Of February 1977, By The Commissioners Of Park County, Wyo., Subject To The Provisions Of The Park County Policy On Maintaining And Improving County Roads As Adopted 5 March 1973.

By: Hunter Hutsman
CHAIRMAN

ATTEST: Phyllis M. Lowell
COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } S.S.
COUNTY OF PARK

I, Wesley W. Reed, A Land Surveyor Registered In Wyoming By Registration Number 537 L.S., Hereby Certify As Follows: Between 13 December 1976 And 11 January 1977, The Salty Dog Ranch East Subdivision Shown Hereon Was Surveyed Under My Direction By J. Harvey Copeland, For Whose Work I Stand Personally Responsible. The Land Surveyed Is Correctly Described In The Owners Certificate Of Dedication And The Subdivision Thereof Is Correctly Shown On This Plat Which Is Drawn To The Scale Indicated. Dimensions Are Given In Feet And Decimals. Directions Are Given In Degrees, Minutes And Seconds Of Arc And Are Referred To The True Meridian Which Was Determined From A Bearing Of N 0°02'05"W Along The West Line Of Lot 55. I Am Familiar With The Park County Subdivision Regulations And Believe This Subdivision Complies With Them In Every Respect. Lost Or Obliterated Government-Land-Corner Monuments Were Restored As Required. Subdivision Of Sections, Lots Or Tracts Into Aliquot Parts Was Done As Required. Certified Land Corner Recordation Certificates Have Been Recorded In The Office Of The Park County Clerk For Every Surveying Monument Recovered During The Survey Of This Subdivision In Accordance With The Requirements Of W.S. 34-217. Monuments Shown And All Lot Corners Marking This Survey Were Actually Set And The Monuments Are As Described Hereon. All Elements Of The Survey Close To An Accuracy Of One Part In Five Thousand Or Better.

WYOMING WESLEY W. REED L.S. 537 REGISTERED LAND SURVEYOR

Wesley W. Reed
WESLEY W. REED

STATE OF WYOMING } S.S.
COUNTY OF PARK

The Foregoing Certificate Was Acknowledged Before Me By Wesley W. Reed This 10th Day Of January 1977
Witness My Hand And Official Seal.

Janet A. Culver
NOTARY PUBLIC

My Commission Expires: August 5, 1980

1-18-77
2-17-76
12-22-76
1-18-77

FINAL PLAN

SALTY DOG RANCH EAST

LOTS F & G OF LOT No. 55
T52N, R101W, 6TH. P.M.
PARK COUNTY, WYOMING

ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & LAND SURVEYORS
DECEMBER 1976 76151

E 120