

GARY MARSHALL - ADON ROAD TRACTS
RESTRICTIVE COVENANTS

761792

1. No property shall be used for any purpose that would result in the pollution of any waterway which may flow through or nearby sold property, being refuse, sewage, or other material that might tend to pollute the waters thereof or otherwise impair the ecological balance or beauty of the surrounding lands.
2. At no time shall any garbage, trash or other debris be allowed to accumulate that creates a public health hazard or nuisance to other owners of these tracts.
3. No portion of the property shall be used or maintained as a public dumping ground for trash, garbage, and other waste.
4. No salvage yard shall be permitted on any parcel of this tract. A salvage yard shall include but shall not be limited to the storage and sale of used or junk vehicles, scrap metal, wood or other material.
5. All sewage disposal systems shall meet county regulations and be of such type and construction so as to prevent all dissemination of wastes above the ground and prevent the emanation of odor.
6. All septic tanks and their placement and construction are the responsibility of the landowner and are to be at least fifty (50) feet from adjoining properties.
7. No business activity shall be conducted which creates odor, dust or noise which is a nuisance to any other property owner or occupants of these land parcels.
8. In the event any owner or resident, upon said property, shall maintain livestock or pets, said owner shall be responsible for constructing such a fence as will restrain and keep all livestock and pets on his own property in accordance with Wyoming law.
9. For a breach or violation of any of the Restrictive Covenants by any person or persons, any land purchaser of these tracts shall have a right to proceed at law or in equity to compel compliance with these Restrictive Covenants. Should it be necessary for any owner or owners of these tracts to take legal action for the enforcement of these covenants, the party so violating the covenants shall be liable for all reasonable attorney's fees and costs associated with said enforcement.

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RESTRICTIVE COVENANTS - continued

- 10. Invalidation of any one of these covenants or restrictions by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 11. These covenants and restrictions may be amended or altered at any time upon approval of the owner or owners of seventy five percent (75%) of these five tracts.
- 12. These covenants and restrictions are binding and run with the land. All owners, successors, assignees, tenants, heirs, partners, or agents, etc. must comply with these covenants.
- 13. The term of these Restrictive Covenants shall be for a period of twenty (20) years from the date hereof, and said Restrictive Covenants shall automatically be renewed for an additional period of twenty (20) years, and thereafter said restrictive Covenants shall be renewed for a additional term of twenty (20) years unless persons owning two-thirds (2/3) of these tracts file an instrument prior to the expiration of any twenty (20) year term, either amending or otherwise changing said Restrictive Covenants.

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Gary Marshall

Owner

State of Wyoming)

County of Campbell)

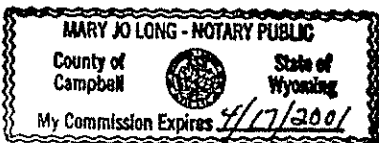
The foregoing Instrument was acknowledged before me by

Gary Marshall this 2th day of
April, 2000.

Witness my hand and official seal.

Mary Jo Long
Notary Public

My commission expires 4/17/2001.



A TRACT OF LAND LOCATED IN LOTS 9 AND 10 OF SECTION 6, T50N, R69W AND IN LOT 12 OF SECTION 1, T50N, R70W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE 1/4 CORNER BETWEEN SECTIONS 1 AND 6, SAID POINT BEING A B.L.M. CAP;

THENCE S89 28'31"W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 FOR A DISTANCE OF 732.60' TO A POINT LOCATED ON THE CENTERLINE OF ADON COUNTY ROAD;

THENCE ALONG THE CENTERLINE OF SAID ADON COUNTY ROAD ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 199.31' TO THE P.T. OF SAID CURVE, SAID CURVE HAS A RADIUS OF 1142.92', A DELTA ANGLE OF 9 59'31" AND A CHORD THAT BEARS N27 45'19"W FOR 199.06';

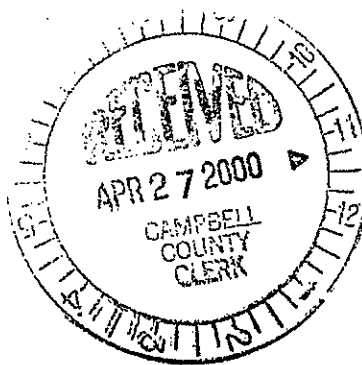
THENCE N32 45'04"W CONTINUING ALONG THE CENTERLINE OF SAID ADON COUNTY ROAD FOR A DISTANCE OF 467.65' TO A POINT;

THENCE N71 40'01"E FOR A DISTANCE OF 2528.81' TO A POINT LOCATED ON THE WEST 1/16 LINE OF SAID SECTION 6, SAID POINT BEING A SURVEY CAP STAMPED LS2079;

THENCE S00 34'36"W ALONG THE WEST 1/16 LINE OF SAID SECTION 6 FOR A DISTANCE OF 1368.19' TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 6 SAID POINT BEING A AL. CAP STAMPED LS2079;

THENCE N89 33'51"W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 6 FOR A DISTANCE OF 1308.45' TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 50. 61 ACRES MORE OR LESS.



STATE OF WYOMING }
Campbell County } ss.

Recorded for record this 27th day of April A.D. 2000 at 11:22 o'clock A M. and recorded in Book 1598

PHotos

on page

676-678

Fees \$ 10.00

761792

Susan Saunders

RECORDED
ABSTRACTED
INDEXED
CHECKED ✓

By

Deputy

Cheryl Uhler

County Clerk and Ex-Officio Register of Deeds