

PATRICIA ESTATES
BILLY H. NORMAN

876426

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION
OF PATRICIA ESTATES**

Billy H. Norman, for himself and his assignees, hereby make the following covenants and restriction and they shall apply to and run with the conveyed land; all successive future owners and occupants have the same right to invoke and enforce the covenants. The covenants shall apply to the following property described as:

Patricia Estates, a subdivision of the SE 1/4 SE 1/4, Section 7, Township 50 North, Range 69 West, Campbell County, Wyoming.

Definitions:

"Association" shall mean and refer to PATRICIA ESTATES HOMEOWNERS ASSOCIATION, a nonprofit Wyoming association, its members, successor and assigns.

"Owner" shall mean the record owner of a fee simple title to any Lot which is a part of the Subdivision.

"Common Area" shall mean utility easements, water well locations and other property owned by the Association for the common use and enjoyment of the owners.

"Declarant" shall mean Billy H. Norman or his successors and assigns.

"Member" shall mean every person or entity who is an owner of a Lot.

"Board of Directors" or "Board" shall refer to the duly elected Board of Directors of the Association.

Section 1. Lots are for residential purposes only.

Section 2. Construction. Doublewides, Modulars and stickbuilt homes only, no singlewides allowed, and no home to be older than 6 years old when put on lots. All homes must be skirted.

Section 3. Commercial use. No part of residential lot shall be used for commercial purposes. In home businesses such as day care and Ebay will be allowed. Truckers and equipment operators may keep up to three vehicles relating to their business. No commercial signs will be allowed.

Section 4. No hunting or shooting allowed on any lot.

Section 5. Vehicles. No more than two unlicensed vehicle allowed per lot unless inside of a building or behind a solid fence or non-see through fence.

Section 6. Junk, rubbish and trash. No junk or unsightly materials stored on lot. All rubbish, junk, trash and garbage shall be removed at least twice monthly.

Section 7. Livestock. Livestock shall be permitted. No commercial enterprise of livestock will be allowed. Example: No Feedlot, commercial dog kennels, sled dog teams and etc.

Section 8. In addition to these covenants, all State and County rules and regulations must be followed.

Section 9. Declarant has installed a water well, cistern, well house and water taps to service the Lots. The water well is located within the Well Site Easement. Thus, the water well is owned, governed and maintained by the Association. Each Lot Owner will become a member of the Association and sign a water well agreement. Each lot, regardless of the number of owners, shall have one vote.

Section 10. Each owner of any Lot, by acceptance of a deed agrees to pay to the Association: 1. Fees as set forth by the Board of Directors for operating reasons, assessments or charges, and 2. Special assessments as may be needed.

Section 11. General Provisions.

A. COVENANTS RUN WITH LAND: These covenants run with the land and are binding upon all lot owners, their heirs and assigns. The lot owners agree to abide by these covenants.

B. AMENDMENT OF COVENANTS: These restrictions and covenants may be modified, amended or altered by 80% approval of the owner or owners of all the original platted tracts.

C. ENFORCEMENT: The lot owner(s), or Improvement and Service District or its equivalent shall have the right to enforce, by any proceeding or law or equity, all covenants now or hereinafter imposed by the provisions of this declaration. Failure by the lot owner (s) to enforce any covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter. Such failure shall not prevent the lot owner (s) from enforcing any subsequent covenant violation.

D. ATTORNEY FEES: Any expense reasonably incurred in collecting and/or enforcing any of the above covenants, which shall include reasonable attorney's fees by the other lot owners or Improvement and Service District or its equivalent shall be paid by the lot owner against whom the covenants have been successfully enforced.

E. SEVERABILITY: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the DECLARANTS herein, has hereunto set its hand and seal the 9 day of Aug, 2006.

Book 2181 of Photos, Page 570

OWNER:

Billy H. Norman

Billy H. Norman

STATE OF WYOMING

ss.

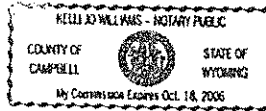
COUNTY OF CAMPBELL

Subscribed and sworn to before me by Billy H. Norman this 9th day of Aug. 2006.

WITNESS by hand and official seal

Kelli Williams
Notary Public

My commission expires: 10-18-06



STATE OF WYOMING } ss.
Campbell County }

Filed for record this 18th day of August A.D. 2006 at 8:52 o'clock A. M. and recorded in Book 2181

of Photos on page 568-570 Fees \$ 10.00 876426

Chae Hundert
County Clerk and Ex-Officio Register of Deeds

RECORDED
ABSTRACTED
INDEXED
CHECKED

By Deputy *Marianne Hackett*

