

39938

RESTRICTIVE COVENANTS

We the undersigned, Milton L. Coulter, Darrell Coulter, and P. K. Ely, being the fee owners of the following real property: A tract of land located in a part of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 20, Township 51 North, Range 72 West of the 6th Principal Meridian, Campbell County, Wyoming. Rawhide Village II hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of the limitation of all future owners in said subdivision, or present owners consenting thereto by their signatures being affixed thereto.

1. No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(a) Provided, further, a business office, or a home-type business, such as a beauty shop, may be located in the dwelling without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.

2. No permanent dwelling shall be erected on the premises having less than 1,000 square feet.

3. No noxious or offensive activities 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.

4. No livestock shall be kept on the lands.

5. 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 of such material shall be kept clean and sanitary.

6. The premises shall, at all times, be maintained in a neat and orderly fashion by the owners.

7. 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 five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 30 years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to the change of said covenants in whole or in part.

8. Enforcement shall be by the proceedings at law or in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

DATED this 16th day of October, 1975.

STATE OF WYOMING )  
Campbell County ) ss.

RECORDED  
ABSTRACTED  
INDEXED  
SERIALIZED

Filed for record this 20th day of October  
A. D., 19 75 at 1:44 o'clock P. M. and re-  
corded in Book 331 of Photos  
on page 358 Fees \$ 4.75  
By Gronwald Hayden  
County Clerk and Ex-Officio Register of Deeds  
By Jeanette Faust  
Deputy 498381 THE HILLS BUILDING, BUREAU 137539

Milton L. Coulter  
Milton L. Coulter

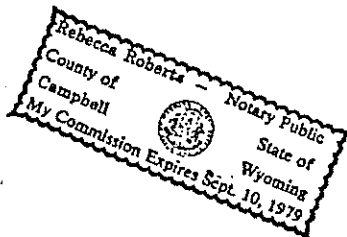
Darrell Coulter  
Darrell Coulter

P. K. Ely  
P. K. Ely

STATE OF WYOMING )  
 ) ss.  
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 16th day of October, 1975, as to Milton L. Coulter, Darrell Coulter, and P. K. Ely.

Witness my hand and official seal.



Rebecca Roberts  
Notary Public

RESTRICTIVE COVENANTS

The undersigned, Terra Development, Inc., being the fee owners of the following real property: A tract of land located in a part of the NE1/4 of Section 20, Township 51 North, Range 72 West of the 6th Principal Meridian, Campbell County, Wyoming. Rawhide Village III hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of the limitation of all future owners in said subdivision, or present owners consenting thereto by their signatures being affixed thereto.

1. No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(a) Provided, further, a business office, or a home-type business such as a beauty shop, may be located in the dwelling without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.

2. No permanent dwelling shall be erected on the premises having less than a total square foot area of 1,000 feet.

3. No noxious or offensive activities 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.

4. No livestock shall be kept on the lands.

5. 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 of such material shall be kept clean and sanitary.

6. The premises shall, at all times, be maintained in a neat and orderly fashion by the owners.

7. 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 five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 30 years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to the change of said covenants in whole or in part.

8. Enforcement shall be by the proceedings at law or in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

9. A three foot minimum side yard easement is provided for drainage along with rear easements as shown on recorded plat.

DATED this Fifteenth day of November, 1976.

STATE OF WYOMING )  
                          ) ss.  
COUNTY OF CAMPBELL)

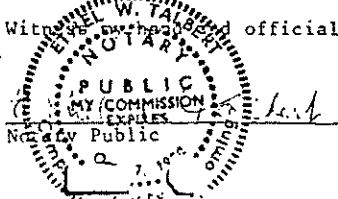
TERRA DEVELOPMENT, INC.

[Signature]  
President

[Signature]  
Secretary-Treasurer

The foregoing instrument was acknowledged before me this 15th day of November, 1976.

Witness my hand and official seal.



Filed at 2:26 p.m. on June 8, 1977  
State of Wyoming, County of Campbell  
Vivian E. Addison, County Clerk  
Fees: \$4.00

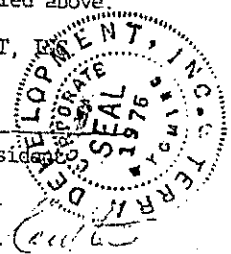
RESTRICTIVE COVENANTS

The undersigned, Terra Development, Inc., being the fee owners of the following real property: A tract of land located in a part of the NE¼ of Section 20, Township 51 North, Range 72 West of the 6th Principal Meridian, Campbell County, Wyoming. Rawhide Village III, First Extension, and Rawhide Village III, second extension hereby makes the following declarations as to limitations, restrictions and uses to which the lots constituting the said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of the limitation of all future owners in said subdivision, or present owners consenting thereto by their signatures being affixed thereto.

1. No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars. (a) Provided, further, a business office, or a home-type business such as a beauty shop, may be located in the dwelling without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.
2. No permanent dwelling shall be erected on the premises having less than a total square foot area of 1,000 feet.
3. No noxious or offensive activities 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.
4. No livestock shall be kept on the lands.
5. 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 of such material shall be kept clean and sanitary.
6. The premises shall, at all times, be maintained in a neat and orderly fashion by the owners.
7. 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 five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 30 years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to the change of said covenants in whole or in part.
8. Enforcement shall be by the proceedings at law or in equity against any persons violating or attempting to violate any covenants to restrain violation or to recover damages.
9. A three foot minimum side yard easement is provided for drainage along with rear easements as shown on recorded plat.
10. No building shall be located less than 25 feet from each street lot line. No building shall be located nearer than 5 feet to an adjacent building site. No dwelling shall be located on any interior building site nearer than 25 feet to the rear lot line. For the purposes of this covenant; eaves, steps, and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to encroach upon another building site.
11. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein, and there shall be no front yard fencing, wall, or hedges. No chicken, barbed or hog wire fences shall be permitted. Fences of the chain link, decorative wood, or decorative metal construction will be permitted as specified above.

DATED this 8<sup>th</sup> day of June, 1977.

TERRA DEVELOPMENT, INC.  
P.K. Ely, President



STATE OF WYOMING )  
COUNTY OF CAMPBELL ) ss.

The foregoing instrument was acknowledged on this 8<sup>th</sup> day of June, 1977.

My commission expires 11/15/77

Darrell Coulter, Secretary Treasurer

523603

RESTRICTIVE COVENANTS

We the homeowners, of Rawhide Village Subdivision, a tract of land located in a part of NE 1/4 of Section 20, Township 51 North, Range 72 West of the 6th Principal Meridian, Campbell County, Wyoming. Rawhide 11, Rawhide 111, first extension, and Rawhide 111, Second extension, shall from this date forward be known as Rawhide Village Subdivision. We therefore make the following declarations as to limitations, restrictions and uses to which the lots constituting the said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all of parties and all persons claiming under them, and for the benefit of the limitations of all future owners in said subdivision, or present owners in said subdivision, or present owners consenting there to.

1. No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed 2 1/2 stories in height and a private garage.
  - (a) Provided further, a business office, or a home-type business such as a beauty shop, may be located in the dwelling without being a violation. No commercial or industrial type business, however, shall be conducted on said premises. Trucks belonging to said business shall not be stored on the property.
2. No permanent dwelling shall be erected on the premises having less than 1,000 square feet.
3. No noxious or offensive activities 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.
4. No livestock shall be allowed on the lands.
5. The premises shall at all times be maintained in a neat and orderly fashion by the homeowner or rentor. In the event that a homeowner or rentor does not make an attempt to maintain their yard at a standard that will not detract from their neighbors property, a letter from the Rawhide Village Council shall be sent to the party involved. This letter shall request that beautification action be taken on the yard. A reply shall be requested. In after two (2) request from the Council, no action is taken within a two (2) week period of time, a third letter shall be sent out. This letter shall state that legal action will be taken in accordance with the covenant.
6. 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 of such material shall not be permitted in the subdivision.
7. Homeowners or rentors shall be responsible for lawn maintenance of utility easements surrounding said properties.
8. In compliance with Campbell County leash law 11-31-301 (g). All dogs must be leashed or in control when off the owners or rentors property. When on the owners or rentors property, the dogs must be fenced in or restrained in some manner.
9. Except as otherwise specifically provided in other codes and regulations of the County, the following regulations shall apply to the construction of fences.
  - (a) No fence or foliage shall be constructed or planted which will constitute a traffic hazard. No fence or foliage shall be constructed or planted on any corner lot within twenty (20) feet of the intersecting street line.
  - (b) Front yard fences will be permitted. Front fences of solid materials should be approximately three (3) feet in height so as not to constitute a traffic hazard. No chicken, barbed or hog wire fences shall be permitted.
  - (c) No fence shall be constructed in such a manner of be or such design as to be hazardous or dangerous to persons or animals.
  - (d) No persons shall erect or maintain any fence which will materially damage the adjacent property by obstructing the view, shutting out the sunlight or hindering ventilation or which fence shall adversely affect the public health, safety and welfare.
  - (e) No fence except fences erected upon public or parochial school grounds or in public parks and in public playgrounds shall be constructed of a height greater than six and one-half (6 1/2) feet. PROVIDED, HOWEVER, that the Board of Adjustment may, by special permit, authorize the construction of a fence higher than six and one-half (6 1/2) feet if the Board finds the public welfare is preserved.
10. There will be no street parking of inoperable, unlicensed motor vehicles. Inoperable vehicles that are elevated must be done in a manner so as not to cause accidental injury to persons or animals. If an occurrence of an unsightly automobile creates beautification action, refer to #5 of covenants.

11. No building shall be located less than 25 feet from each street lot line. No building shall be located nearer than 5 feet to an adjacent building site. No dwelling shall be located on any interior building site nearer than 25 feet to the rear lot line. For the purpose of this covenants; eaves, steps, and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to encroach upon another building site.

12. Any dwelling or structure that was established before these covenants shall be protected by the "Grandfather Clause"

13. Enforcement shall be by the proceedings at law or in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

14. 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 five (5) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of thirty (30) years, the four (4) officers of the Rawhide Village Council, will sign in accordance with a majority vote.

Dated this 14<sup>th</sup> day of December, 1982

State of Wyoming  
COUNTY OF CAMPBELL

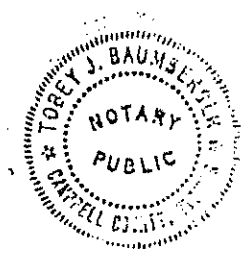
)ss.

RAWHIDE VILLAGE COUNCIL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 1982.

[Signature]  
H.D. Miller  
Chairman

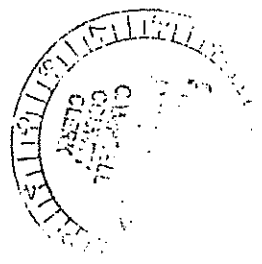
[Signature]  
Katherine L. Rogers  
Vice Chairman



[Signature]  
Notary Public

[Signature]  
Tubey J. Baumberger,  
Secretary

COMMISSION EXPIRES 10/1/84



[Signature]  
Ellen G. Onvig  
Treasurer

STATE OF WYOMING  
Campbell County  
Filed for record this 14th day of January 1983 at 2:32 P.M. and record in Book 657  
of Photos on page 591 Fee \$ 10.00  
[Signature]  
County Clerk and Ex. Officer Register of Deeds  
RECORDED  
ABSTRACTED  
INDEXED  
CHECKED  
By [Signature]

523602