

RESTRICTIVE COVENANTS

Keith Bowar and Beverly Bowar, Husband and Wife, owners of Lot 2 and Lot 3 of Bowar Parks Estates Subdivision. Roger W. Parks and Debbie A. Parks, Husband and Wife, owners of Lot 1, of Bowar Parks Estates Subdivision.

Township 49 North, Range 73 West, 6th P.M.
Campbell County, Wyoming

The E 1/2 of the NW 1/4 SW 1/4, Section 1

Hereby make the following declaration as to limitations, restrictions and uses to which the said subdivision may be put, hereby specifying that said declaration 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 and limitation of all future owners in said lands, or present owners consenting thereto by their signatures being affixed thereto.

1. No parcel may be utilized as a junk yard, wrecking yard, recycling facility or a storage depot for any type of automobile or machinery or any other type of industrial machinery or equipment.
2. No permanent building shall be located in any easement.
3. Any livestock, poultry or other animals shall be kept in area which shall be adequately fenced to keep the same animal within the owner's area, and the premises must be kept in a clean and sanitary condition, so as to not be offensive to adjoining owners.
4. 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.
5. Mobile homes shall be permitted as dwellings, but no more than one dwelling per lot. Mobile homes shall be a minimum of 26 feet wide and a minimum of 1,200 square feet and placed on a foundation or basement. No single wide mobile homes will be permitted.
6. No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located, and constructed in accordance with the requirements, standards, and recommendations of Campbell County, Wyoming. Approval of such system as installed shall be obtained from such authority.

- 7. Each lot may be separated by a fence. Any and all fences constructed in the subdivision shall be of sufficient size and strength to keep commercial livestock out of the subdivision and to keep those animals which lot owners may maintain on their lots within the confines of said lot. Each lot owner shall maintain the fence on his lot.
- 8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become annoyance or nuisance to the neighborhood.
- 9. These covenants are to run with the land and shall be binding on all parties and all persons under them from the date these covenants are recorded.

Dated this 1st day of July, 1997.

Owners of Lot 2 and Lot 3 of Bowar Parks Subdivision

Keith Bowar

Keith Bowar

Beverly Bowar

Beverly Bowar

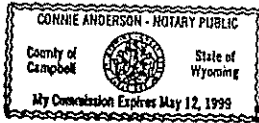
Owners of Lot 1 of Bowar Parks Subdivision

Roger W. Parks
Roger W. Parks

State of Wyoming)
)
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Debbie A. Parks
Debbie A. Parks

On this 1st day of July, 1997, before me personally appeared Keith Bowar, Beverly Bowar, Roger W. Parks and Debbie A. Parks, owners of Bowar Parks Subdivision, and that they, being authorized so to do, executed this foregoing instrument in witness whereof I hereunto set my hand and official seal.



Connie Anderson
Notary Public

STATE OF WYOMING } ss.
Campbell County

Filed for record this 23rd day of July, A.D., 19 97 at 2:20 o'clock P. M. and recorded in Book 1438
of Photos on page 73-74 Fees \$ 8.00
Dusan Saunders RECORDED
County Clerk and Ex-Officio Register of Deeds INDEXED
CHECKED ✓ Deputy Alvin J. Sperry