

**858521**

**HONEYBIRD ESTATES**  
**EVERT HILL**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION  
OF HONEYBIRD ESTATES.**

Evert Hill, 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:

Honeybird Estates, a subdivision of the NW 1/4 SW 1/4, Section 8, Township 50 North, Range 69 West, Campbell County, Wyoming.

Section 1. Lots are for residential purposes only.

Section 2. Construction. Doublewides and singlewides to be no older than 10 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 two 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 regularly removed.

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. 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 100% 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 20<sup>th</sup> day of Sept., 2005.

OWNER:

Evert Hill

Evert Hill

STATE OF WYOMING  
COUNTY OF CAMPBELL

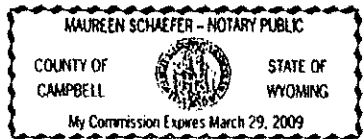
STATE OF WYOMING } ss.  
Campbell County

Filed for record this 14<sup>th</sup> day of October  
A.D. 2005 at 8:58 o'clock A M. and recorded  
in Book 2099 of Photos RECORDED  
on page 580-581 Fees \$ 11.00 ABSTRACTED  
INDEXED  
CHECKED ✓

Christina Benders  
County Clerk and Ex-Officio Register of Deeds  
By  
Deputy Denise P. Pearsall

Subscribed and sworn to before me by Evert Hill this 20<sup>th</sup> day of Sept., 2005.

WITNESS by hand and official seal



Maureen Schaefer  
Notary Public

My commission expires: 3-29-09