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**DECLARATION OF PROTECTIVE COVENANTS  
CONDITIONS and RESTRICTIONS  
FOR THE DEER RIDGE ESTATES SUBDIVISION  
A PORTION OF "TRACT E" OF SECTION 27 TO THE  
CITY OF GREEN RIVER, SWEETWATER COUNTY, WYOMING**

**THIS DECLARATION** made and executed this 25<sup>th</sup> day of August, 2004, by Owners, Don Davis, whose mailing address is P.O. Box 66269, Albuquerque, NM 87193, and John Dolinar, whose mailing address is 2720 Colorado, Green River, Wyoming 82935, of Sweetwater County, Wyoming, hereinafter referred to as the Declarants, witness to as follows:

**WHEREAS**, Declarants are the record Owners of the following described real property and premises, hereinafter referred to as the Property, situate in the City of Green River, County of Sweetwater, State of Wyoming, to wit:

All the real property and premises of Deer Ridge Estates part of The S 1/2 of the SW 1/4 Sec. 27, T 18 N, R 107 W, of the 6th Principal Meridian, known as "Tract E" of the Subdivision of Sec. 27 And the NE 1/4 of Sec. 34, Sweetwater County, State of Wyoming, Including but not limited to, Lots One (1) through Twenty-Five (25) Inclusive thereof as all of the same is laid down and described on The official plat thereof, filed of record in the Office of the County Wyoming, on 2-10-05 ~~2004~~, in Book PLATS of Plats at Page 438, Together with all appurtenances situate thereon and appertaining Thereto, subject, however, to all exceptions, reservations and Restrictions of record; and

**WHEREAS**, Declarants desire to subject the Property to the covenants, conditions, restrictions and easements hereinafter set forth in order to preserve, protect and enhance the use, enjoyment, values and amenities of the Property for residential purposes for the benefit of the Property and each Owner thereof;

**NOW, THEREFORE**, for the foregoing purposes, and for and in consideration of the premises, Declarants hereby declare that of the above described property is and shall be held, sold, transferred, conveyed and occupied subject to the following covenants, conditions, restrictions and easements, which shall run with and be binding upon the Property and which shall be binding upon and inure to the benefit of each Owner thereof, their successors and assigns:

**1. LAND USE and BUILDING TYPE.** The Property is or shall hereafter be zoned R-2 Single Family Residential District, as defined and as provided for in the Zoning Ordinance of the City of Green River, Wyoming. Regardless of the present or future zoning status of the Property, no Lot shall be used except for residential purposes, or no structures, other than those permitted in said R-2 Zoning District, shall be erected, placed or permitted to remain on the Lots within the Property. No Lot shall be used except for purposes and uses permitted in said R-2 Zoning District.

**2. BUILDING CONSTRUCTION.**

A, All structures erected on the Lots in the Property in accordance with this Declaration shall meet the minimum requirements, specifications and standards of the Uniform Building Code, as the same may be amended from time to time, and as the same may be interpreted and enforced at the applicable time by the City of Green River. All structures erected on the Lots in the Property in accordance with this Declaration, whether intended for residential, accessory or other purposes, shall be of a permanent and affixed nature and shall be of a quality consistent with the other structures located on the Lots in the Property and the general construction standards in the industry in the City of Green River, Sweetwater County, Wyoming. No structures of a temporary character, including, but not limited to, motors homes, mobile homes, trailers, tents or similar units, shall be used for residential purposes at any time.



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B. Minimum of square footage of any residential home must be 1500 S.F. finished NOT including the basement area with either a two or three car garage. Front of homes must have either brick, synthetic stucco finish, natural rock, or a combination thereof, so as to keep a high quality appearance in the Subdivision. Rear and sides of Home may have vinyl or aluminum siding or synthetic stucco finish. Soffits of Homes may be of synthetic stucco finish or aluminum with steel fascia.

C. Anyone purchasing a lot from Owners in Deer Ridge Estates must begin construction of home within a one (1) year period of purchase and must complete construction of home within one year after construction has begun.

### 3. ARCHITECTURAL CONTROL

A. No construction shall be commenced on any Lot until the construction plans and specifications for the proposed residential, garage, accessory or other structure and all landscaping, fencing and related appurtenances and amenities, together with a plot plan showing the location of the same, shall have been reviewed and approved by the Deer Ridge Estates Architectural Review Board as to quality of workmanship and materials, harmony of external design with existing structures on the Lot and on the other Lots in the Property, location with respect to topography and finish grade elevation and compliance with the general aesthetics of the Property. No substantial modifications to approved plans and specifications shall be made after commencement of construction until such modifications have been reviewed and approved by the Deer Ridge Architectural Review Board. Approval or disapproval of proposed plans and specifications shall be given by the Deer Ridge Estates Architectural Review Board in writing within Thirty (30) days after such plans and specifications have been submitted to it. No building permit from the city of Green River for any structure shall be applied for until written approval, as required in this Declaration, has been obtained from the Deer Ridge Estates Review Board.

B. The Deer Ridge Estates Architectural Review Board shall consist of one or more designated representatives of the Declarants, Don Davis and John Dolinar, or its successors or assigns. The composition of the Deer Ridge Estates Architectural Review Board may be hereafter altered from time to time by the Declarants, or its successors or assigns, as may be necessary to carry out the intents and purposes of this Declaration. The Deer Ridge Estates Architectural Review Board may designate a representative to act on its behalf.

C. The Deer Ridge Estates Architectural Review Board shall not arbitrarily or unreasonably withhold its approval of any plans and specifications submitted to it. However, it is expressly provided that neither the Declarants, nor the Deer Ridge Estates Architectural Review Board, nor any of its successors, or their respective representatives shall be liable in damages to anyone submitting plans and specifications for approval, or to any Owner affected by this Declaration, by reason of mistake in judgement, negligence or non-feasance arising out of or in connection with the approval or disapproval or failure to approve any such plans and specifications. Every Owner or other person who submits plans to the Deer Ridge Estates Architectural Review Board for approval agrees, by submission of such plans and specifications, that such Owner or other person will not bring any action or suit against the Declarants, the Deer Ridge Estates Architectural Review Board or any of its successors or their respective representatives to recover any such damages. Approval by the Deer Ridge Estates Architectural Review Board shall not be deemed to constitute compliance with the requirements of any applicable zoning, building and subdivision ordinances, restrictions, statutes, laws, rules, codes, regulations, policies, procedures, and the like, and it shall be the responsibility of the Owner or other person submitting plans and specifications to the Deer Ridge Estates Architectural Review Board to comply therewith and to obtain appropriate permits thereof.

4. COMPLIANCE WITH CITY ORDINANCES. All construction upon and use of the real property and premises subject to this Declaration shall comply with all applicable zoning, building and subdivision, ordinances, restrictions, statutes, laws, rules, regulations, policies and procedures of the City of Green River, the County of Sweetwater, and the State of Wyoming.

5. PROPERTY CONDITION STATEMENT. Notice is hereby given that the above described Lots may be subject to various conditions relating to the nature, consistency, moisture content, ground water, water migration, permeability, topography, erosion potential, radon emission potential, and the like, of the surface and subsurface materials, which should be taken into account in the design, location and construction of any structures to be built upon said Lots and the related uses for said Lots, and should owner encounter such, he should obtain appropriate professional soils analysis and related reports and obtain professional opinions relating to such reports and relating to the design, location and construction of the foundation and structure of any buildings and appurtenances each such Owner intends to construct upon the above described Lots.



6. **EASEMENTS.** Easements and rights-of-way as may be record or shown on the plat for the Property are hereby reserved in the subdivision for poles, wires, pipes, conduits and related fixtures and equipment for heating, lighting, electricity, gas, telephone, television, sewer, water and other public utility services, drainage channels, access, or any other public cause or purpose, together with the right of ingress and egress at any time for the purpose of installation, construction, maintenance and repair relating thereto. Within the aforesaid easements and rights-of-way, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with any installation, construction, maintenance and repair work, or which may change the direction of flow of drainage channels, or which may obstruct or retard the flow of water through drainage channels, or which may otherwise defeat the purpose or intent of any easement or right-of-way. The easement area of each Lot and all improvements in and upon it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

7. **NUSIANCES.** No business or activity of a noxious or offensive nature may be conducted upon the Property, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the neighborhood. No Owner shall make or permit any noises which will disturb or annoy the occupants of any of the homes in the community or adjacent communities or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners of adjacent properties.

8. **LANDSCAPING and PLANTING.** All landscaping and planting of "front" and "rear" yard shall be completed within the second planting season. All landscaping to be completed by and not to exceed two years from date of Home Owner occupying property. All Home Owners shall be responsible, upon taking possession of property, to landscape and maintain a "Buffer Zone" between curb and gutter and sidewalk. Landscaping planted in this "Buffer Zone". Should Home Owner fail to main the "Buffer Zone", a letter shall be sent by the Deer Ridge Estates Architectural Review Board instructing Home Owner to rectify "Buffer Zone" within thirty (30) days or a professional landscaper shall be hired to maintain their said area and all costs incurred shall be paid by Home Owner.

9. **FENCING.** All fencing must first be approved by the Deer Ridge Estates Architectural Review Board and a building permit must be obtained from the City of Green River. Home Owner must install vinyl fencing to match in color and quality with the same architectural appearance with the first fence installed in the Deer Ridge Estates Subdivision and must be maintained to keep the same appearance and quality as in the Subdivision at all times.

10. **EXTERIOR MAINTENANCE.** All Owners shall keep their structures and grounds in a good state of maintenance, repair, preservation and cleanliness. No Owner shall permit any structures or conditions upon the Property which would adversely affect the value or aesthetics of the Property. All Owners shall make certain that all roof drainage maintain sheet flows on to their said Property so as to limit direct drainage to adjacent properties. Absolutely no direct draining from roof, gutters and downspouts to be diverted onto adjacent properties. Furthermore, all trash, grass clippings, tree and bush trimmings shall be hauled to landfill. Absolutely no dumping allowed on any adjacent property for any reason. No bridging allowed in street gutters except for temporary dirt placement to protect curb and gutter and sidewalk during construction.

11. **PARKING RESTRICTIONS.** There shall be no campers, motor homes, boats, trailers, nor trucks over one ton allowed parked for more than a 48 hour period in front of driveway of home so as to obstruct view of any street or side walks and/or any ordinances that may be conveyed by any City of Green River ordinance.

12. **FORM FOR CONVEYANCE.** Any deed lease, mortgage, deed of trust, or other instrument conveying or encumbering title to a Lot shall describe the interest or estate involved substantially as follows:

Lot \_\_\_\_\_ ( \_\_\_\_\_ ) of the Final Plat of Deer Ridge Estates, located in the S 1/2, of Section 27, T 18 N, R 107 W, of the 6th Principal Meridian, being a portion of "Tract E" of the Subdivision of a portion Section 27, and the NE, NE/4 of Section 34, to the City of Green River, Sweetwater County, Wyoming, as said Lot is laid down and described on the Official Plat thereof, filed on record in the Office of the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming on 2-10-05, ~~2005~~ in Book of Plats at Page 438, together with all appurtenances situate thereon And appertaining thereto, subject, however, to all exceptions, reservations and restrictions of record.

Whether or not the description employed in any such instrument is in the above specified form, however, all provisions of this Declaration shall be binding upon and shall inure to the benefit of any party who acquires any interest in a Lot.

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13. **TERM.** 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 twenty (20) years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of twenty (20) years each unless an instrument signed by a majority of the then record Owners of the Lots have been recorded agreeing to change said Covenants in whole or in part.

14. **ENFORCEMENT.** Enforcement of the Covenants, conditions, reservations, easements, and restrictions set forth herein shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any of the aforesaid covenants, conditions, reservations, easement and restrictions hereof, for the purpose of either restraining any such violations or recovering damages for any such violations.

15. **SEVERABILITY.** Invalidation of any one of these Covenants, conditions, reservations, easements or restrictions, by judgment, Court Order, or otherwise, shall in no manner whatsoever affect any of the other remaining covenants, conditions, reservations, easements and restrictions hereof, and the same shall remain in full force, effect and operation.

16. **NON-WAIVER.** Failure by any interested party to enforce any of the Covenants, conditions, restrictions and easements herein contained in any one instance shall in no event be deemed or construed as a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.

IN WITNESS WHEREOF, THE DECLARANTS, DON DAVIS and JOHN DOLINAR, HAVE DULY EXECUTED THIS DECLARATION ON THIS 25<sup>th</sup> DAY OF August, 2004.

DECLARANT:

Don Davis  
DON DAVIS, Owner

DECLARANT:

John Dolinar  
JOHN DOLINAR, Owner

THE STATE OF WYOMING )  
COUNTY OF SWEETWATER )

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THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

Don Davis AND John Dolinar  
THIS 25<sup>th</sup> DAY OF August, 2004.

WITNESS MY HAND AND OFFICIAL SEAL:

Misty Wilson  
NOTARY PUBLIC

My Commission Expires: 4/3/05

