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PROTECTIVE COVENANTS AND EASEMENTS

KNOW ALL MEN BY THESE PRESETS: That S & L Development LLC, a Wyoming Corporation, has acquired title to the following described real property, situated in Sweetwater County, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, BEING A FOUND BRASS CAP AND IRON PIPE MONUMENT, THENCE SOUTH 02° 04' 05" EAST, 347.63 FEET ALONG THE WEST LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING, BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE SOUTH 02° 04' 05" EAST, 77.04 FEET TO A POINT ON A NORTHERLY BOUNDARY OF DEWAR DRIVE, BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE ALONG A NORTHERLY BOUNDARY OF SAID DEWAR DRIVE THROUGH A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 15° 40' 51" WEST WITH A RADIUS OF 650.00 FEET, A DELTA OF 23° 51' 55", AN ARC LENGTH OF 270.58 FEET, A CHORD LENGTH OF 268.63 FEET, AND A CHORD BEARING OF SOUTH 62° 23' 37" EAST, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE SOUTH 50° 28' 00" EAST, 460.00 FEET ALONG A NORTHERLY BOUNDARY OF SAID DEWAR DRIVE TO A POINT ON A WESTERLY BOUNDARY OF FOX RUN PHASE 2 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SWEETWATER COUNTY CLERK, GREEN RIVER, WYOMING, BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE ALONG A NORTHERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION THROUGH A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 39° 32' 00" EAST WITH A RADIUS OF 20.00 FEET, A DELTA OF 90° 00' 00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET, AND A CHORD BEARING OF NORTH 05° 28' 00" WEST, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE NORTH 39° 32' 00" EAST 82.48 FEET ALONG A NORTHERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE NORTH 50° 28' 00" WEST, 60.00 FEET ALONG A WESTERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;

THENCE ALONG A NORTHERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION THROUGH A CURVE TO THE LEFT, THE RADIUS POINT OF



WHICH BEARS NORTH 50° 28' 00" WEST WITH A RADIUS OF 20.00 FEET, A DELTA OF 90° 00' 00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET, AND A CHORD BEARING OF NORTH 05° 28' 00" WEST, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE NORTH 39° 32' 00" EAST 60.00 FEET ALONG A NORTHERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE ALONG A NORTHERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION SECOND CORRECTIVE THROUGH A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 39° 32' 00" EAST WITH A RADIUS OF 20.00 FEET, A DELTA OF 90° 00' 00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET, AND A CHORD BEARING OF NORTH 84° 32' 00" WEST, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE NORTH 39° 32' 00" EAST 95.00 FEET ALONG A NORTHERLY BOUNDARY OF SAID FOX RUN PHASE 2 SUBDIVISION TO A POINT ON THE WESTERLY BOUNDARY OF FOX RUN PHASE 3 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SWEETWATER COUNTY CLERK, GREEN RIVER, WYOMING, BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE NORTH 50° 28' 00" WEST, 694.00 FEET ALONG A WESTERLY BOUNDARY OF SAID FOX RUN PHASE 3 SUBDIVISION, TO A POINT BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE SOUTH 39° 32' 00" WEST, 295.00 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THE ABOVE DESCRIBED PARCEL OF LAND IS 217,461 SQUARE FEET OR 4.99 ACRES, MORE OR LESS.

THAT SAID SUBDIVISION IS KNOWN AS THE FOX RUN PHASE IV SECOND CORRECTIVE, OF THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING. THAT THE OWNER DESIRES TO PLACE PROTECTIVE COVENANTS AND EASEMENTS ON SAID REAL PROPERTY FOR THE BENEFIT IF THE OWNER OF FUTURE OWNERS, AND THAT THE PROTECTIVE COVENANTS RESTRICTIONS AND RESERVATIONS SHALL RUN WITH SAID LAND AND SHALL BE BINDING UPON ANY PURCHASERS OF ANY OF THE REAL ESTATE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, UNTIL MARCH 1, 2015, AFTER WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR A SUCCESSIVE 20 YEAR PERIOD UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS AT THE TIME HAS BEEN RECORDED AGREEING TO CHANGE THE SAME IN WHOLE OR IN PART. ENFORCEMENT OF SAID COVENANTS AND RESTRICTIONS SHALL BE BY PROCEEDING AT LAW OR IN EQUITY AGAINST ANYBODY VIOLATING OR ATTEMPTING TO VIOLATE THE SAME, OR TO RECOVER DAMAGES.

IN THE EVENT ANY OF THESE COVENANTS AND RESTRICTIONS ARE INVALIDATED BY JUDGMENT OR COURT ORDER, THE REMAINING PROVISIONS SHALL NOT BE AFFECTED. SAID CORPORATION, BY AND THROUGH ITS OFFICERS, RESERVES THE EXCLUSIVE RIGHT TO MODIFY OR



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WAIVE ANY COVENANTS AND RESTRICTIONS AS TO ANY LOT OR LOTS WHERE IT DEEMS IT NECESSARY IN UNUSUAL CIRCUMSTANCE OR TO PREVENT HARDSHIP.

THE COVENANTS AND RESTRICTION TO RUN WITH THE FOX FUN SUBDIVISION, PHASE IV SECOND CORRECTIVE, OF THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, ARE AS FOLLOWS:

1. Any construction or use of the real property shall be in compliance with and in conformity with the Zoning Ordinances of the City of Rock Springs, Wyoming.
2. Each home within the subdivision shall have a minimum of 1200 square feet of living area and constructed on site. No mobile home, house trailer, camping trailer, or any other type of pre-manufactured home or temporary residence shall be used on any lot anytime as a permanent resident or dwelling.
3. All buildings shall be set back a minimum of 20 feet from front property lines and 7 feet from the side property line.
4. Only one single-family dwelling shall be erected on any one lot and no duplexes shall be constructed.
5. No store, office or other place of business of any kind, or theater, saloon or other place of entertainment shall be erected upon any lot, and no business or service of any kind or character whatsoever shall be conducted in or from any building located on any lot.
6. All residences and other buildings must be kept in a good state of repair and must be painted when necessary to preserve the attractiveness thereof.
7. No sign, advertisement, billboard, or adverting structure of any kind may be erected or maintained on any residential lot.
8. The owner or occupants of all lots shall at times keep weeds and grass cut and said premises in a sanitary, healthful, and attractive manner. Shall in no event use any lot for storage of materials and equipment except for normal residence requirements or incidence to construction or improvements thereon.
9. No improvements including building or cellars shall be permitted in the front yard of any lot with the exception of trees, shrubbery, driveway, and walks.
10. Once construction of dwelling has commenced, it shall be completed within one-year period from the date it was started.



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IN WITNESS WHEREOF, the Authorized Agent on behalf of S & L Development LLC, the owner of said real estate in the Fox Run Subdivision, Phase IV, has caused these presents to be duly executed this 12th day of August, 2005.

S & L Development, LLC, a
Wyoming Corporation.

(SEAL)

By

[Signature]
President

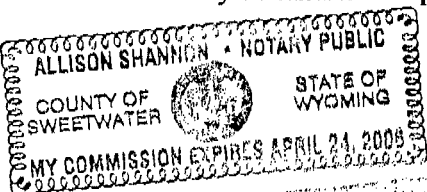
ATTEST:

[Signature]
Secretary

The State of Wyoming)
 : SS.
County of Sweetwater)

On this 12th day of August, 2005, before me personally appeared Stephen R. Griffin, to me personally known, who, being by me duly sworn did say that he is the President of S & L Development, LLC, and that the seal affixed to said instrument is the corporation seal of said Corporation by authority of its Board of Directors and said officer acknowledged said instrument to be the free act and deed of said Corporation.

Witness my hand and official seal.

My commission expires: April 24, 2006

[Signature]
Notary Public

