

PROTECTIVE COVENANTS

FOR

GLENARMS ADDITION, FILING NO. ONE

A Subdivision in the Town of Green River, Sweetwater County, Wyoming, Located in the North Half (N 1/2) of Section 35, Resurvey Township 18 North, Range 107 West of the Sixth Principal Meridian, more particularly described on Exhibit A, attached hereto and by reference made a part hereof.

Each of the Protective Covenants hereinafter set forth are to run with and shall be binding on all present and future owners of all or any part of Glenarms Addition, Filing No. One, a Subdivision in the Town of Green River, Sweetwater County, Wyoming, as approved by the Planning Commission of the Town of Green River, Wyoming on April 23, 1975 and by the Mayor and Town Council of the Town of Green River, Wyoming on April 28, 1975, and thereafter duly filed for record on the 30th day of September, 1975 in plat book pages 190 and 190A, Receiving No. 482018, with the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming.

These Protective Covenants are to so run with the land and to be binding upon all present and future owners of Glenarms Addition, Filing No. One, and all parties and all persons claiming under them until December 31, 1999, at which time these protective Covenants shall be automatically extended for successive periods of ten (10) years unless by agreement of the majority of the then owners of the lots within Glenarms Addition, Filing No. One, these protective Covenants are amended or abolished in whole or in part.

If the present or future owners of any of the lots in Glenarms Addition, Filing No. One, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of these Protective Covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Protective

RECORDED	MAR 5 1976	AT	3P	M.
IN BOOK	606	PAGE	419-25	GREEN RIVER, WYO.
NO.	594862	COUNTY CLERK		

Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these Protective Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. The undersigned reserves the exclusive right to modify or waive these Protective Covenants as to any lot or lots in cases where the undersigned deems it necessary or advisable in unusual circumstances or to prevent hardship.

PROTECTIVE COVENANTS

1. All lots in Glenarms Addition, Filing No. One, shall be known, described and used solely for residential lots, and no structures shall be erected on any residential building lot other than a one-family dwelling not to exceed two stories in height and a one or two car garage, EXCEPT such lots, or portions thereof, as may hereafter be conveyed or dedicated by the undersigned for public, church, educational or charitable uses.

2. All structures shall be located on residential lots in accordance with the setback requirements of the Zoning Ordinance of the Town of Green River, Wyoming.

3. No noxious or offensive activity 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 structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time for a residence, either temporarily or permanently.

5. No building shall be erected on any lots unless the design and location is in harmony with existing structures and locations in the tract and does not violate any Protective Covenants.

6. Title holder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.

7. A perpetual easement is reserved over the rear seven and one-half (7 1/2) feet of each lot for utility installation and maintenance, and drainage where applicable.

8. No individual water supply system shall be permitted on any lot.

9. The raising or keeping of horses, hogs, poultry, fowl or other livestock on any part of Glenarms Addition, Filing No. One, is strictly prohibited.

10. No individual sewage disposal system shall be permitted on any lot.

11. No massed planting of any kind which would interfere with the view of cross traffic shall be allowed on a corner lot.

12. No residential structure shall be placed on a lot unless its living area has a minimum of 1000 square feet of floor area, exclusive of porches and garages.

13. No boats or trailers may be parked in front of the front building lines of any lot.

14. Title to any lot, or portion thereof, shall not include title to any utility lines in, under or on any easement or street.

15. No fence, wall, hedge, nor any pergola or other detached structures shall be erected on any lot forward of the front building line of said lot.

16. No major repairs or overhauling of motor vehicles is permitted on any lot.

17. No vehicles shall be parked in, near or upon the lots unless such vehicles are licensed in the current year and fully operative.

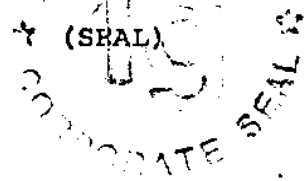
IN WITNESS WHEREOF, the undersigned, being the owner of all said real estate, has caused these presents to be duly executed this 10th day of February, 1976.

Attest:

TEXASGULF INC

[Signature]
Secretary

By [Signature]
President



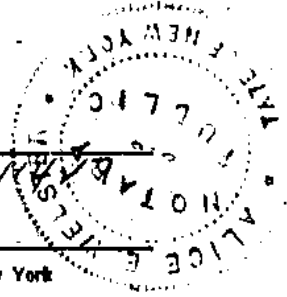
STATE OF New York)
COUNTY OF New York) SS:

On the day and year last above written before me, the undersigned, a Notary Public in and for said county in the state aforesaid, personally came RD Sullivan, President of TEXASGULF, INC., to me personally known to be the President of TEXASGULF, INC. and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal the day and year last above written.

Alice E. Webster
Notary Public

Residing at:
115-1286th Ave.
Queens, NY



My commission expires:

ALICE E. WEBSTER
Notary Public, State of New York
No. 41-9562192
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 30, 1978

(SEAL)

EXHIBIT A

Glenarms Addition, Filing No. One, A Subdivision in the Town of Green River, Sweetwater County, State of Wyoming, located in the North Half (N 1/2) of Section 35, Resurvey Township 18 North, Range 107 West of the Sixth Principal Meridian, Town of Green River, Sweetwater County, Wyoming, more particularly described as follows:

Commencing at the north quarter corner of said Section 35;

thence along the north line of said section, South 89 degrees 46 minutes 24 seconds East, a distance of 64.00 feet;

thence South, a distance of 198.82 feet to the beginning of a tangent curve concave easterly, having a radius of 330.00 feet;

thence southerly along said curve, through a central angle of 27 degrees 07 minutes 54 seconds, an arc distance of 156.27 feet;

thence tangent to the last-described curve, South 27 degrees 07 minutes 54 seconds East, a distance of 97.49 feet;

thence South 62 degrees 52 minutes 06 seconds West, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

thence continuing South 62 degrees 52 minutes 06 seconds West, a distance of 166.06 feet to the beginning of tangent curve concave northwesterly having a radius of 450.00 feet;

thence southwesterly along said curve, through a central angle of 9 degrees 53 minutes 25 seconds, an arc distance of 77.68 feet;

thence tangent to the last-described curve, South 72 degrees 45 minutes 31 seconds West, a distance of 76.19 feet to the beginning of a tangent curve concave southeasterly having a radius of 450.00 feet;

thence southwesterly along said curve, through a central angle of 9 degrees 19 minutes 25 seconds, an arc distance of 73.23 feet;

424

thence tangent to the last-described curve, South 63 degrees 26 minutes 06 seconds West, a distance of 180.75 feet to the beginning of a tangent curve, concave northwesterly having a radius of 200.00 feet;

thence westerly along said curve, through a central angle of 25 degrees 18 minutes 29 seconds, an arc distance of 88.34 feet;

thence tangent to the last-described curve, South 88 degrees 44 minutes 35 seconds West, a distance of 106.17 feet to the center line of a strip of land twenty-five (25) feet in width designated as Parcel Number 36, for which a perpetual easement was granted by the Union Pacific Railroad Company to the Colorado Interstate Gas Company by a deed dated March 27, 1958, Deed No. 6127 and C.D. No. 41483-8;

thence along the centerline of said strip of land, South 17 degrees 57 minutes 31 seconds West, a distance of 1419.58 feet;

thence South 72 degrees 02 minutes 29 seconds East, a distance of 132.48 feet to the beginning of a tangent curve concave northerly having a radius of 330.00 feet;

thence easterly along said curve, through a central angle of 44 degrees 50 minutes 23 seconds, an arc distance of 258.26 feet;

thence tangent to the last-described curve, North 63 degrees 07 minutes 08 seconds East, a distance of 358.81 feet to the beginning of a tangent curve concave southerly having a radius of 330.00 feet;

thence easterly along said curve, through a central angle of 76 degrees 07 minutes 04 seconds, an arc distance of 438.41 feet;

thence tangent to the last-described curve, South 40 degrees 45 minutes 48 seconds East, a distance of 207.67 feet;

thence North 49 degrees 14 minutes 12 seconds East, a distance of 606.46 feet to the beginning of a tangent curve concave northwesterly having a radius of 370.00 feet;

thence northeasterly along said curve, through a central angle of 32 degrees 26 minutes 48 seconds, an arc distance of 209.53 feet;

thence tangent to the last-described curve, North 16 degrees 47 minutes 24 seconds East, a distance of 347.04 feet to the beginning of a tangent curve concave southeasterly having a radius of 700.00 feet;

thence northeasterly along said curve, through a central angle of 8 degrees 13 minutes 08 seconds, an arc distance of 100.41 feet;

thence tangent to the last-described curve, North 25 degrees 00 minutes 32 seconds East, a distance of 189.71 feet;

thence North 64 degrees 59 minutes 28 seconds West, a distance of 737.50 feet to the beginning of a tangent curve concave northeasterly having a radius of 360.00 feet;

thence northwesterly along said curve, through a central angle of 37 degrees 51 minutes 34 seconds, an arc distance of 237.88 feet;

thence tangent to the last-described curve, North 27 degrees 07 minutes 54 seconds West, a distance of 71.52 feet to the TRUE POINT OF BEGINNING.

Containing an area of 48.75 acres, more or less.