

PROTECTIVE COVENANTS

FOR

GLENARMS ADDITION, FILING NO. TWO

A Subdivision in the Town of Green River, Sweetwater County, Wyoming, located in the north half of the southwest quarter (N 1/2 SW 1/4), south half of the northwest quarter (S 1/2 NW 1/4), southwest quarter of the northeast quarter (SW 1/4 NE 1/4) and northwest quarter of the southeast quarter (NW 1/4 SE 1/4) 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. Two, 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 June 25, 1975 and by the Mayor and Town Council of the Town of Green River, Wyoming on July 14, 1975, and thereafter duly filed for record on the 12th day of April, 1976 in plat book pages 202 and 202-A, Receiving No. 597639, 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. Two, 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. Two, these Protective Covenants are amended or abolished in whole or in part.

RECORDED	21 1976	AT 9A
IN BOOK	618	PAGE 113-112
NO	604215	ALSO IN SWEETWATER COUNTY CLERK

If the present or future owners of any of the lots in Glenarms Addition, Filing No. Two, 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 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. Two, 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 designed to accommodate a single person or one family group together with household servant or servants of not more than two stories in height, and not less than 1,000 square feet of living space, exclusive of porches and garages, 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 on 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. Two, 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 boats or trailers may be parked in front of the front building lines of any lot.

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

14. 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.

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

16. 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 14th day of JUNE 1976.

Attest:

TEXASGULF INC.

Charles H. Walden

Earl L. Huntington

Assistant Secretary

Vice 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 Earl L. Huntington, Vice President of TEXASGULF INC., to me personally known to be the Vice 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

ALICE E. WEBSTER
 Notary Public, State of New York
 No. 41-0562182
 Qualified in Queens County
 Certificate Filed in New York County
 Commission Expires March 31, 1978

Residing at:
 215 - 12 86th Avenue
 Hollis Hills, N.Y. 11427

My commission expires:

March 30, 1978

(SEAL)

EXHIBIT A

Glenarms Addition, Filing No. Two, a Subdivision in the Town of Green River, Sweetwater County, Wyoming, located in the north half of the southwest quarter (N 1/2 SW 1/4), south half of the northwest quarter (S 1/2 NW 1/4), southwest quarter of the northeast quarter (SW 1/4 NE 1/4) and northwest quarter of the southeast quarter (NW 1/4 SE 1/4) 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:

Beginning at a point from which the north quarter corner of said Section 35 bears N26°37'53"E, a distance of 2303.98 feet, said point also being on the centerline of that certain strip of land 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, identified in the records of the Union Pacific Railroad Company as C.D.NO. 41483-8;

thence S72°02'29"E, 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°50'23", an arc distance of 258.26 feet;

thence tangent to the last described curve, N63°07'08"E, 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°07'04", an arc distance of 438.41 feet;

thence tangent to the last described curve, S40°45'48"E, a distance of 207.67 feet;

thence S49°14'12"W, a distance of 100.00 feet to the beginning of a tangent curve concave easterly having a radius of 300.00 feet;

thence southerly along said curve, through a central angle of 80°55'37", an arc distance of 423.73 feet;

thence tangent to the last described curve, S31°41'25"E, a distance of 402.40 feet to the beginning of a tangent curve concave southwesterly having a radius of 650.00 feet;

thence southeasterly along said curve, through a central angle of $18^{\circ}11'25''$, an arc distance of 206.36 feet;

thence tangent to the last described curve, $S13^{\circ}30'00''E$, a distance of 506.65 feet;

thence $S76^{\circ}30'00''W$, a distance of 220.98 feet to the beginning of a tangent curve concave northwesterly having a radius of 1038.00 feet;

thence southwesterly along said curve, through a central angle of $11^{\circ}00'00''$, an arc distance of 199.28 feet;

thence tangent to the last described curve, $S87^{\circ}30'00''W$, a distance of 875.05 feet to the beginning of a tangent curve concave northeasterly having a radius of 507.73 feet;

thence northwesterly along said curve, through a central angle of $43^{\circ}00'00''$, an arc distance of 381.05;

thence tangent to the last described curve, $N49^{\circ}30'00''W$, a distance of 300.00 feet to the beginning of a tangent curve concave northeasterly having a radius of 517.95 feet;

thence northwesterly along said curve, through a central angle of $9^{\circ}56'19''$, an arc distance of 89.84 feet to the centerline of said strip of land for which a perpetual easement was granted by the Union Pacific Railroad Company to the Colorado Interstate Gas Company;

thence along the centerline of said strip of land, $N17^{\circ}57'31''E$, a distance of 1374.54 feet to the point of beginning.

Containing an area of 58.25 acres, more or less.