

RESTRICTION AGREEMENT

WHEREAS, Green River Rancho, is the owner of the following described Real Estate, Situated in Green River City, County of ~~Chambers~~ ^{Sweetwater}, State of Wyoming, to wit:

Green River Rancho Addition to the Twn of Green River.

WHEREAS, Green River Rancho, as owner of said Real Estate hereinfore described desires to place restrictions against the title to said Real Estate.

NOW THEREFORE, in consideration of the promises, the following restrictions are hereby created and declared to be covenants running with the title and land hereinbefore described and each and every part thereof and the undersigned owner hereby declares that the aforesaid land above referred to is to be held and should be conveyed subject to the following reservations, restrictions and covenants hereinafter set forth:

LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$6,500.00 based upon cost levels prevailing on the date these covenants are recorded, such cost to include the cost of the improved lot valued at \$850⁰⁰. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet for a one-story dwelling, nor less than 950 square feet for a dwelling of more than one story.

BUILDING LOCATION. No building shall be located on any lot nearer than 25 feet to the front lot line, ~~or nearer than 10 feet to any side street line.~~ *L. M. Jensen*

EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet on each lot.

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may be an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

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-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants with either to restrain violation or to recover damages.

WHO MAY ENFORCE. The covenants herein contained are understood and agreed to be such and shall be taken and held for the benefit of all lot owners and all lot owners shall individually have the right to enforce the restrictive covenants in this instrument.

SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS the hand of said Grantors, this 21 day of July A.D. 1950

Signed in the presence of

Lee S. Heber

H.C. Crutcher
President
Ladell M. Larson
etc.