

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, that Sweetwater Land Development Co., a Wyoming corporation, is the fee owner of record of INDIAN HILLS SUBDIVISION, First Filing, an addition to the City of Rock Springs, Sweetwater County, Wyoming, as said addition is depicted and described on the plat thereof, which was recorded in the Office of the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming, on the 15th day of March, 1977, at Page 209 of the Plat Book.

WHEREAS, that this declaration of protective covenants shall apply to all areas within the Indian Hills Subdivision, First Filing, which are presently designated and zoned for single family residential use.

NOW, THEREFORE, Sweetwater Land Development Co. hereby adopts the following declarations of protective covenants, which shall be applicable to all areas contained within the Indian Hills Subdivision, First Filing, an addition to the City of Rock Springs, Sweetwater County, Wyoming, which shall be binding upon all present and future owners thereof until January 1, 1990.

1. LOT AND BUILDING USE. No lot shall be used except for single family residential purpose. No building shall be constructed, erected, placed, altered or permitted to remain on any lot except for single family residential use, and no such structure shall exceed two stories in height and a private garage appurtenant thereto.

2. DWELLING SIZE. Exclusive of porch and garage, each one-family dwelling shall contain a living area of not less than 1,000 square feet.

3. DWELLING LOCATION. No part of any dwelling, including attached garages or any other building shall be located on any lot nearer than 25 feet from the front lot line, or 10 feet from any side street line, or 5 feet from an interior lot line, or 15 feet from the rear lot line, and for the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of any dwelling or building, provided, however, this shall not be construed to permit any portion of any structure to encroach upon another lot.

4. APPROVAL OF CONSTRUCTION PLANS. No dwelling or allowed building shall be erected, placed or constructed on any lot without the prior written approval of the architectural control committee.

5. ESTABLISHMENT OF ARCHITECTURAL CONTROL COMMITTEE. The architectural committee shall be composed of three members who shall be selected by Sweetwater Land Development Co., and who shall serve until such persons resign or are replaced by the corporation. Such persons shall serve without compensation, and the decision of a majority of them shall be binding on the committee. At such time when more than one-half of the total number of residential lots contained in this addition have been conveyed, at least one member of the committee shall be a person who is the record owner of

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one such lot. At such time when 80% of such lots are owned of record by other parties, two members of the committee shall be selected from that group. On January 1, 1990, or at such earlier time when the committee has approved construction plans for dwellings upon all residential lots contained in the addition, the committee shall be automatically dissolved.

6. FUNCTION AND POWER OF COMMITTEE. It shall be the function of the architectural control committee to review all construction plans and specifications submitted to it for the purpose of reasonably insuring acceptable quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finished grade elevations. It shall have the power to require that all construction be of new materials and to prevent the relocation on any lot of a structure constructed elsewhere. The committee shall have the power to seek injunctive or any other form of relief or remedy to implement its purpose and function.

7. SUBMISSION OF PLANS AND APPROVAL. All such construction plans and specifications shall be submitted to the committee at least 60 days prior to the time commencement of construction is contemplated. The committee shall have the right to request and receive any additional documentation that may reasonably be required to give it a full disclosure of the proposed construction. The committee shall, within 30 days from the date of submission of such matters to it issue written notice to the applicant that it approves or disapproves such plans and specifications. If no action is taken by the committee before the expiration of such period, it shall be deemed that it has approved the submitted plans and specifications.

8. TEMPORARY STRUCTURES. No structure of a temporary character, mobile home, trailer, basement or any other type of building, structure or facility shall be used, installed, erected, placed or constructed on any lot as a residence either temporarily or permanently.

9. FENCES. No fence or wall shall be erected, placed, maintained or altered on any lot nearer to any street than the minimum building set-back line, nor on the street or front side of any lot, absent the consent of the architectural control committee.

10. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may change the direction of flow of drainage through drainage channels in the easements. or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in 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.

11. PARKING OF NON-OPERATIVE VEHICLES AND UNITS. Parking of trailer-campers, truck-campers, bus-campers and otherwise large vehicles such as stock trucks and trailers shall be limited to a period of 48 hours, when parked on the

