

Recorded at request of _____ at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref. _____
Upon recording forward to:

033

900 Kennecott Building
10 East South Temple
Salt Lake City, Utah 84133

DOCUMENT NO.
HL-15-GRL-3

PROTECTIVE COVENANTS

FOR

LARAMIE ADDITION

A subdivision in the Town of Green River, Sweetwater County, Wyoming, located in the Northwest Quarter (NW1/4) of Section 35, Resurvey Township 18 North, Range 107 West of the Sixth Principal Meridian.

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 Laramie Addition, 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 May 12, 1976 and by the Mayor and Town Council of the Town of Green River, Wyoming on May 24, 1976, and thereafter duly filed for record on the 2nd day of July, 1976 in Plat Book Pages 203 and 203A, Receiving No. 605637, in the Office of the Recorder, Sweetwater County, Wyoming.

These Protective Covenants are to so run with the land and to be binding upon all present and future owners of Laramie Addition, 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 residential lots within Laramie Addition, these Protective Covenants are amended or abolished in whole or in part.

If the present or future owners of any of the residential lots in Laramie Addition, 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 residential 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 Laramie Addition, shall be known, described and used solely for the following: Single Family Residential lots, Multi-family Resi-

RECORDED	DEC 8 1976	AT	350 P	M.
IN BOOK	688	PAGE	33-36	GREEN RIVER, WYO.
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BY				ALBERT W. MESCO, COUNTY CLERK

dential lots and Commercial lots. The uses as defined by present zoning shall bind the use of said lots. The designation "Residential Lot" shall refer to both Multi and Single Family lots. These Protective Covenants shall not apply to any commercial lots.

2. No structures shall be erected on any single family residential building lot other than a one-family dwelling not to exceed two stories in height and a one or two car garage.

3. 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.

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

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

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

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

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

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

10. The raising or keeping of horses, hogs, poultry, fowl or other livestock on any part of Laramie Addition is strictly prohibited.

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

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

13. No residential structure shall be placed on a residential lot unless its living area has a minimum of 800 square feet of floor area, exclusive of porches and garages.

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

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

16. No fence, wall, hedge, nor any pergola or other detached structures which will obstruct vehicular view shall be erected on any residential lot forward of the front building line of said lot.

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

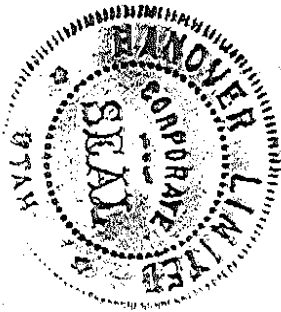
IN WITNESS WHEREOF, the undersigned being the owner of all said real estate, has caused these presents to be duly executed this 6th day of December, 1976.

Attest:

Catherine Howell
Secretary

HANOVER LIMITED

By [Signature]
President



STATE OF UTAH)
) .ss:
COUNTY OF SALT LAKE)

On this 6th day of December, 1976, before me, a Notary Public in and for Salt Lake County, State of Utah, personally appeared D.G. Lawrence to me personally known, and to me personally known to be President of HANOVER LIMITED, and to be the same person whose name is subscribed to the foregoing instrument, and who, being by me duly sworn, did say that he is President of HANOVER LIMITED; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said D.G. Lawrence acknowledged said instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of said corporation, by it voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year herein above written.

My commission expires 2-12-78.

Catherine Howell
Notary Public

Residing at Salt Lake City, Utah

(SEAL)

