

PROTECTIVE COVENANTS AND EASEMENTS

KNOW ALL MEN BY THESE PRESENTS: That the WKF Corporation, a Wyoming Corporation, has acquired title to the following described real property, situate in Sweetwater County, to-wit:

Oregon Trails Subdivision, Phase IV, is a parcel of land in Lot Six (6), of Section Twenty-eight (28), of the Resurvey of Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, County of Sweetwater, State of Wyoming, being more particularly described as follows, to-wit:

Beginning at the Quarter (1/4) corner common to Sections 28 and 29; thence South 87°57'32" East on the East/West centerline of said Section 28, 2741.9 feet to the center quarter (C 1/4); thence North 0°02'30" East on the North/South Centerline, 1318.66 feet to the Center North 1/16 (CN 1/16) section corner and the true point of beginning which is monumented by a 3 1/4" brass cap on a 2 1/2" steel pipe, said corner is also the Northwest Corner of Hunter's Ridge Subdivision Phase III which is recorded in Book Plat, Page 341 in the Sweetwater County Clerk's Office and the Northeast corner of Lot 6;

Thence South 0°02'30" East (Basis of Bearing) on the North/South Centerline of said Section 28 which is also the West boundary of said Hunter's Ridge Subdivision Phase III, 258.61 feet to a 3 1/4" brass cap on a 2 1/2" steel pipe which is the Northeast corner of Oregon Trails Subdivision Phase III (hereafter referred to as OT3) which is recorded in Book Plat, Page 384, in said Clerk's office;

Thence North 87°57'32" West, 170.17 feet (platted 170.04 feet) on said OT3 boundary to a 3 1/4" brass cap on a 2 1/2" steel pipe;

Thence South 0°02'30" East, 9.77 feet on said OT3 boundary of a 3 1/4" brass cap on a 2 1/2" steel pipe;

Thence North 87°59'01" West, 400.23 feet (platted North 87°57'32" West, 400.00 feet) on said OT3 boundary to the Northwest corner of said OT3 which is monumented by a 3 1/4" brass cap on a 2 1/2" steel pipe;

Thence North 87°59'01" West along the prolongation of North boundary of said OT3, 262.18 feet to a 2 3/8" brass cap on a 3/4" galvanized steel pipe;

Thence North 0°02'30" West, 109.61 feet to a 2 3/8" brass cap on a 3/4" galvanized steel pipe;

Thence North 87°53'10" West, 59.82 feet to a 2 3/8" brass cap on a 3/4" galvanized steel pipe;

Thence North 2°06'50" East, 160.00 feet to the North line of said Lot 6 which is monumented by a 2 3/8" brass cap on a 3/4" galvanized steel pipe;

Thence South 87° 53'10" East, 886.43 feet on the North line of said Lot 6 to the point of beginning and contains an area of 5.31 acres more or less.

That said Subdivision is known as the Oregon Trails Subdivision, Phase IV, of the City of Rock Springs, Sweetwater County, Wyoming. that the Owner desires to place protective covenants and easements on said real property for the benefit of the Owner or future Owners, and that the protective covenants, restrictions and reservations shall run with said land and shall be binding upon any Purchasers of any of the real estate, their heirs, successors and assigns, until March 1, 2013, after which time said covenants and restrictions shall be automatically extended for a successive 20 year period unless an instrument signed by a majority of the Owners at the time has been recorded agreeing to change the same in whole or in part. Enforcement of said covenants and restrictions shall be by proceeding at law or in equity against anybody violating or attempting to violate the same, or to recover damages.

In the event any of these covenants and restrictions are invalidated by Judgment or Court Order, the remaining provisions shall not be affected. Said Corporation, by and through its officers, reserved the exclusive right to modify or waive any covenants and restrictions as to any lot or lots where it deems it necessary in unusual circumstances or to prevent hardship.

The covenants and restrictions to run with the Oregon Trails Subdivision, Phase IV, of the City of Rock Springs, Sweetwater County, Wyoming, are as follows:

1. Any construction or use of the real property shall be in compliance with and in conformity with the Zoning Ordinances and Building Ordinances of the City of Rock Springs, Wyoming.
2. No lot shall be used except for residential purposes for a single family dwelling of not more than two and one-half stories in height and shall not exceed 28 feet in height and shall not be less than 1,200 square feet of living space.
3. All materials and workmanship that go into the construction of said dwelling and other approved structures shall be of a quality that is in conformity with the surrounding dwellings and structures in the Subdivision.
4. Once construction of a dwelling is commenced, it shall be completed within a one year period from the date it was started.
5. There shall be no noxious, obnoxious or offensive activities carried on upon any lot which would constitute an annoyance or nuisance to the neighborhood.
6. All trash and garbage shall be contained in proper containers or receptacles and disposed of properly so as to give a clean appearance to the property

at all times. All equipment for the storage or disposal of such waste materials shall be kept in a clean sanitary condition at all times.

7. The area of any lot on which there is not any erected building, driveway or sidewalk shall be grass or otherwise maintained in a manner that would give the lot a neat and orderly looking appearance, and shall be kept clean of weeds that would present an unsightly appearance.

8. All garages will comply with City Ordinances and Building Regulations with regard to set backs and the like. Such garages will have concrete floors and the construction of said garages will be with quality materials similar to that used in the construction of the dwelling, and shall conform to the decor of such dwelling. All garages shall have a paved asphalt or concrete driveway leading to the garage.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as set forth on the recorded Plat of the Oregon Trails Subdivision, Phase IV. No structures, planting or other materials shall be placed or permitted to remain which might damage or interfere with the installation and maintenance of utilities, or which might change the direction of the flow of drainage channels or which might obstruct or retard the flow of water through drainage channels in the easement area. The easement areas of each lot and improvements on it shall be maintained continuously by the Owner of the lot unless such improvements are the responsibility of the public authority or utility company.

10. The involved party is and will be perpetually, unless any part thereof is terminated, subject to all and each of the easements set forth on the Plat of said Oregon Trails Subdivision, Phase IV. Each of the utility companies, which include but are not necessarily limited to U.S. West, Pacific Power and Light Company, Sweetwater Television, Mountain Fuel Supply Company and their successors and assigns will have an easement, together with the rights of ingress and egress for purposes of constructing, installing, maintaining, operating and renewing, or repairing such of their facilities.

IN WITNESS WHEREOF, the undersigned Authorized Agent on behalf of the WKF Corporation, the Owner of all of said real estate in the Oregon Trails Subdivision, Phase IV, has caused these presents to be duly executed this 20th day of April, 1998.

WKF CORPORATION, a Wyoming corporation,

By Jack M. Smith
Vice-President


Loretta Mace
Secretary



The State of Wyoming)
: SS.
County of Sweetwater)

On this 20 day of April, 1998, before me personally appeared Jack M. Smith and Johanna Mau, to me personally know, who, being by me duly sworn did say that they are the Vice-President and Secretary, respectively, of the WKF Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation by authority of its Board of Directors and said Jack M. Smith acknowledged said instrument to be the free act and deed of said Corporation.

Witness my hand and official seal.

My commission expires:



Robbin D. Wilkins
Notary Public