

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, That Prairie Realty Company, being the present owner of Lots 1 through 5, Block 1; Lots 13 through 20, Block 3; Lots 1 through 10, Block 4; Lots 1 through 9, Block 5; Lots 1 through 7, Block 6; Lots 1 through 7, Block 7; Lots 1 through 4 and Lots 8 and 9, Block 8; Lots 1 through 8, Block 9; Lots 1 through 10, Block 10; Lots 1 through 13, Block 11; Lots 1 and 2 and Lots 4 through 15, Block 12; and Lots 1 through 15, Block 13; Prairie Addition to the City of Rock Springs, Sweetwater County, Wyoming, pursuant to the Plat thereof, does hereby covenant and agree that all of said lots in said addition are held subject to and with the benefit of all restrictions, conditions, covenants, changes and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS, and does further covenant and agree that any subsequent grants of any said lots now owned by the aforementioned corporation shall be subject to covenants and restrictions hereinafter set forth.

1. 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 stories in height in any elevation and a private garage for not more than three cars. No building of any kind shall be moved onto or constructed on any lot in the complete tract covered by these covenants without prior approval of the architectural committee. All construction shall be new.

2. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. It shall be noted that the owner will maintain alley and street grades. No fence, wall or hedges shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line. Approval shall be as provided in Part 14.

3. DWELLING QUALITY AND SIZE: The habitable floor area immediately above the mud sill shall not be less than 950 square feet for any dwelling of split level or two-story design. The habitable floor area above the mud sill on a single level dwelling excluding basement shall be not less than 1300 square feet.

4. BUILDING LOCATION: No building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 15 feet to any side street line. No building shall be located nearer than 8 feet to an interior lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. In the event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be 25 feet and the setback line on the side street shall be 15 feet.

5. LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 5,000 square feet.

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

7. 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.

8. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

9. FENCES: Yard fences, wall or hedges may extend only from the rear of the lot to the rear of the house thereon, and there shall be no front yard fencing, walls or hedges.

10. PARKING RESTRICTIONS: Vehicles of a size larger than the now standard American manufactured motor car, vehicles the primary use of which is other than the transportation of passengers not for hire, vehicles intended to be used primarily for sport, commerce or industry, such as trucks, campers, boats and boat trailers, tractors and trailers shall not be parked on the streets or any of the front portions (within 10 feet of the street right-of-way) of any lot or lots for a continuous period of more than 48 hours. The foregoing enumeration of certain specific vehicle types is not intended to be exclusive, but only illustrative.

11. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

12. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Garbage and refuse containers may not be placed above ground nearer to the front lot line than the setback line of the dwelling, except on the scheduled garbage and refuse collection day established by the City of Rock Springs authorities. Covered garbage and refuse containers placed below ground level shall be permitted beyond the building setback line. All incinerators or other equipment for storage or disposal of such material shall be kept in clean and sanitary condition.

13. SIGNS: No signs of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than 5 square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.

14. 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 obstruct or retard the flow of water 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.

15. MEMBERSHIP: The architectural control committee is composed of seven members. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

16. PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. The failure of such representative to approve or disapprove any proposed plans and specifications will not relieve the builder from his legal responsibility to comply with the covenants, conditions and restrictions contained herein.

17. 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 forty 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.

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

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

Signed at Rock Springs, Wyoming, this 25 day of AUGUST, 1976.

Attest:

PRAIRIE REALTY COMPANY

Harold N. Paul
Secretary

By John L. Fuller
President



