

**PROTECTIVE COVENANTS OF THE RIVER COVE ADDITION
TO THE CITY OF GREEN RIVER, SWEETWATER, COUNTY, WYOMING**

KNOW ALL MEN BY THESE PRESENTS: That Four Whatever, Inc., a Wyoming corporation (hereinafter referred to as "Owner"), has acquired title to and subdivided into building lots the following described real property, situate in Sweetwater County, Wyoming, to wit:

**LOTS 1-20 OF THE RIVER COVE ADDITION TO THE CITY OF
GREEN RIVER, SWEETWATER COUNTY, WYOMING,
LOCATED IN THE E½ OF SECTION 35, T18N R107W OF THE
6TH P.M., AS LAID OUT AND DESCRIBED ON THE FINAL PLAT
OF SAID ADDITION FILED OCTOBER 3, 2011, BOOK OF
PLATS #545;**

That said Subdivision is known as the River Cove Addition, City of Green River, Sweetwater County, Wyoming. That the Owner desires to place protective covenants and easements on said real property for the benefit of the Owner and 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 July 1, 2022, after which time said covenants and restrictions shall be automatically extended for successive 10-year periods unless and until 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. Any party who is an owner of a lot in the Subdivision has standing to enforce these covenants.

In the event any of these covenants and restrictions are invalidated by Judgment or Court Order, the remaining provisions shall not be affected. Owner, by and through its shareholders, reserves 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 River Cove Addition, City of Green River, 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 Regulations of the City of Green River, Wyoming.
2. No lot shall be used except for residential purposes for a single family dwelling. Construction on Lots 1 through 12 shall be not more than two and one-half stories in height. Lots 13 through 20 shall be single story residences only and contain no second floor rooms including any extra or bonus room above any garage. No residence located on Lots 13 through 20 shall exceed 20' in height. Basements do not count as a building story and shall only apply to the height restriction on lots to the extent they extend beyond finish grade on the street side of the residence.
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. There shall be no modular, manufactured, or mobile homes allowed in the

Subdivision. All primary residences shall be stick built on the premises.

4. Once construction of a dwelling is commenced, it shall be completed within a one-year period from the date it was started.
5. No fence, wall, or hedge shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line. No front yard fences shall be erected nor placed on any lot. All fences shall not exceed six (6) feet in height. All fences shall be constructed of a good quality vinyl or similar no maintenance material and shall be constructed in a good and workmanlike manner. All fences shall be an earth tone or white color that is common and readily available through fencing suppliers.
6. Each lot owner shall be responsible for the sidewalk in front of or on the side of the lot owner's respective lot during construction and any damage done to any sidewalk during construction by any lot owner or a lot owner's contractor shall be repaired upon completion of said construction.
7. There shall be no noxious, obnoxious, or offensive activities carried on upon any lot which would constitute an annoyance or nuisance to the neighborhood.
8. 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.
9. 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. No vacant lot shall be used for storage of any vehicles, boats, RVs, or trailers prior to construction commencing on said lot.
10. All buildings and garages will comply with City Zoning Ordinances and Building Regulations with regard to setbacks, size, and the like. All 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 décor of such dwelling. All garages shall have a paved asphalt or concrete driveway leading to the garage.
11. Easements for installation and maintenance of utilities and drainage facilities are reserved as set forth on the recorded Plat of the River Cove Addition. 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 any improvements on said easement areas shall be maintained continuously by the owner of the lot unless such improvements are the responsibility of the public authority or utility company.

- 12. Each lot owner 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 River Cove Addition. Each of the utility companies, which include but are not necessarily limited to the City of Green River, CenturyLink, Rocky Mountain Power, Green River Television, Questar, 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 Officers and Shareholders of Four Whatever, Inc., the Owner of all of said real estate in the River Cove Addition, have caused these Protective Covenants and Easements to be duly executed this 27 day of June, 2012.

FOUR WHATEVER, INC.

(SEAL)

By: [Signature]
David J. Palmer, President and Shareholder

By: [Signature]
Steve Palmer, Secretary and Shareholder

State of Wyoming)
) ss.
County of Sweetwater)

On this 27 day of June, 2012, before me personally appeared David J. Palmer and Steve Palmer, to me personally known, who, being by me duly sworn did say that they are the President and Secretary of Four Whatever, Inc., and that they executed said instrument on behalf of said Corporation with full authority of its Shareholders and acknowledged said instrument to be the free act and deed of said Corporation.

[Signature]
Notary Public

My Commission Expires:

2-17-2013

