

STATE OF WYOMING)
) SS.
County of Johnson)

TO THE PUBLIC:

DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS
REDHILLS RANCHES, A SUBDIVISION IN JOHNSON COUNTY, WYOMING

This declaration, made on the date hereinafter set forth by MARK IV DEVELOPMENT CORP., hereinafter referred to as "Declarants";

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property in Johnson County, State of Wyoming, which is more particularly described upon the plat map as the same that is filed for record with the County Clerk and Recorder of Deeds for Johnson County, Wyoming, in connection with the Subdivision designated by Johnson County as REDHILLS RANCHES, situate in Johnson County, Wyoming, as the same is described in Exhibit "A", attached hereto and incorporated herein by reference; and

INDEXED

WHEREAS, Declarant desires to place certain restrictive and protective covenants on the lots which comprise REDHILLS RANCHES, for the betterment of the health, safety, and welfare of the owners and occupants of said lots.

NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of all of the lots comprising REDHILLS RANCHES, and hereby specifying that these declarations shall constitute covenants not merely personal, but covenants to run with all of the land and binding upon all parties having any right, title or interest in the land or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of land in REDHILLS RANCHES Subdivision.

25403

-1-

STATE OF WYOMING)
COUNTY OF JOHNSON)^{SE.}

This instrument was filed for record on Aug 21 1977
at OKLAH., and was duly recorded in Book 064 page 58
52-27 Fee \$10.50

William A. Johnson Register of Deeds.
By _____ De, D,

I

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 and one-half stories in height, and a private garage and/or barn.

II

DWELLING SIZE

The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1,000 square feet.

III

SET BACKS

No building, or part hereof, shall be located nearer than 50 feet to any lot line.

IV

EASEMENTS

Easements for installation and maintenance of utilities are reserved on each lot as follow:

- a) Eight (8) feet on adjoining lot lines;
- b) Ten (10) feet bordering streets and/or roads;
- c) Ten (10) feet bordering property not included in this subdivision;

Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities. 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.

V

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. This includes any noise annoyance on streets and roads.

VI

TEMPORARY STRUCTURES

No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently; excepting that a mobile home may be used as a residence during home construction for a period not to exceed six months.

VII

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than two square feet, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder or developer to advertise the property during the construction and sales period.

VIII

LIVESTOCK

No livestock, including domestic pets, shall be allowed to remain loose within the Subdivision. The owner of each lot shall be required to keep all animals which he owns within the confines of his lot. No animal of any kind shall be raised or bred for commercial purpose on any lot.

IX

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish and debris, nor shall any lot be used as a storage area for non-operative motor vehicles, miscellaneous parts or supplies, or other unsightly or unseemly material. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

X

WATER SUPPLY

No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the standards, requirements, and recommendation of the Wyoming State Engineers Office. Approval of such systems as installed shall be obtained from such authority. No water well shall be located closer than 100 feet from any sewage disposal system.

XI

SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any lot without approval from the Wyoming Department of Environmental Quality.

XII

MAINTENANCE OF ROADS

Responsibility of maintenance of the streets and roads shall be borne by the affected property owners until such time as the roads may be accepted publicly maintained roads.

XIII

RESUBDIVISION

No resubdivision which creates lots less than 5 acres in area shall be allowed by these covenants.

EXHIBIT "A"

STATE OF WYOMING)
) SS.
County of Johnson)

A F F I D A V I T

COMES NOW your Affiant, MICHAEL MARKOVSKY, upon his oath states as follows:

I

That I, Michael Markovsky, am the president of Mark IV Development Corporation.

II

That Mark IV intends to subdivide Redhills Ranches Development Subdivision.

III

That I, Michael Markovsky, and Mark IV Development Corporation plan and will put the roads in said subdivision, as per Johnson County Subdivision Standards.

IV

That I, Michael Markovsky, and Mark IV Development Corporation have sufficient resources to provide for the building of said roads.

FURTHER YOUR AFFIANT SAITH NOT.

DATED this 21st day of July, 1977

Michael Markovsky
MICHAEL MARKOVSKY

State of Wyoming)
) SS.
County of Johnson)

The foregoing instrument was acknowledged before

me by MICHAEL MARKOVSKY this 21st day of July, 1977

SHANNON K. EVERS - Notary Public
(Seal) State of Wyoming
County of Johnson
My Commission expires March 27, 1978

Shannon K. Evers
Notary Public

My Commission expires:
3/27/78