

RESERVATIONS AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that HARMON H. WATT, P.E. YARBOROUGH, EMERY TOMLINSON and LEON G. HARMON, the fee owners of the following described real property located in Fremont County, Wyoming:

All lands appearing on Exhibit "A" attached hereto and made a part hereof.

Desiring to plat and dedicate the same as a legal subdivision do hereby make the following declarations as to reservations, restrictions, limitations and uses to which the lots constituting said legal subdivision may be put, contemplating the development of said land as a residential area and the purchase of lots therein for residential purposes, said lands constituting a legal subdivision in accordance with a plat thereof recorded in Drawer 3, Page 68, 69 in the office of the County Clerk and Ex-Officio Register of Deeds in and for Fremont County, Wyoming. The within restrictions and reservations shall govern and control ownership, use, occupancy and transfer of the lots contained in said legal subdivision under and upon the following terms and conditions.

1. NAME AND PLAT. The name of this subdivision shall be "STONE POINT SUBDIVISION", and this instrument shall be construed as a part of the plat of the subdivision as though the same were set forth thereon in full.
2. EXTENT OF RESTRICTIONS. Reservations, restrictions and limitations herein set forth shall be construed as conditions attached to the grant of each lot in said legal subdivision and as covenants running with the land; they shall be part of every deed, grant, conveyance, or encumbrance on the lots and tracts herein concerned, or any part thereof, the same as if they were set up in full in each deed, and every such deed, grant, conveyance and encumbrance shall be subject to the terms and conditions hereof whether or not so expressly stated; they are created for the benefit of the entire legal subdivision and each lot therein contained and shall be enforceable at law or in equity in accordance with their several terms and provisions by the owners of the lots therein, individually and collectively, against the person or persons violating any of the

Fremont County: Wyo. No. 1922136
Recorded

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10:01 o'clock P.M. James A. Farthing
County Clerk

conditions of this instrument and either to prevent him from doing so, or to recover damages for such violation or both.

3. USE. All lots shall be limited to private residential purposes and no commercial or business use of any of the residential units shall be permitted, nor shall any commercial or business activity be conducted within the legal subdivision. No unlicensed or inoperable motor vehicle shall be stored or parked within the legal subdivision. No trailer house shall be stored or parked within the legal subdivision at any time, however, a lot owner may park a camper upon the premises so long as it is not used as a permanent residence, and in any event such camper trailers shall be located upon the lot in an inconspicuous place so as not to detract from the environmental and esthetic appearance of the legal subdivision.

4. LIVESTOCK AND POULTRY. Horses, dogs, cats and other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

5. WATER SUPPLY AND SEWAGE DISPOSAL. All water supplies and sewage disposals shall have to be provided by the lot owners, in conformity with the regulations promulgated by the Wyoming State Health Department and the County Planning Agency. All septic systems shall be approved prior to installation by the Fremont County Planning Department or other State or County agency then responsible for processing applications for private residential septic systems. Septic leach fields for lots 1 through 13 of the subdivision shall be placed a minimum of 4 feet above the seasonal high water table as determined by site boring or excavation during the month of June in the year prior to placing said leach field.

6. BUILDING REQUIREMENTS.

A. First floor elevations on all residential structures for lots 1 through 7 shall be set not less than 1 foot above the existing grade on said lots and for lots 8 through 13 shall be set not less than 1½ feet above the existing grade on said lots.

B. Roadway maintenance and distribution of the cost therefor until the roads are accepted for maintenance by the county shall be distributed among the owners of the lots in the subdivision, one share of the cost to each lot owned by one entity. If an entity owns more than one lot, it shall pay one share

of the cost for each lot owned. The Architectural Control Committee shall determine the necessity for and extent of roadway maintenance to be performed each year until the County accepts the roads in the subdivision for maintenance. The Committee will make an annual assessment against each lot in the subdivision for its one share of the cost of the roadway maintenance which assessment shall be due and payable on July 1 of each year.

7. FENCING. All fencing within the subdivision and around the perimeter thereof shall be of POLE construction.

8. UTILITY AND SERVICE LINES. All public utility and service lines, including pipe lines, shall be buried.

9. MINERAL RIGHTS. All mineral rights, including oil, gas and other hydrocarbons, upon the premises are owned by the parties entitled thereto of record.

10. NUISANCES. No conditions which constitute or create a nuisance or an unreasonable annoyance to other property owners in the legal subdivision shall be created or permitted to exist; domestic pets must be so restrained that no interference will be caused to other adjoining properties.

11. BUILDING AND CONSTRUCTION. Basement dwelling houses only, or basements existing as unfinished construction, or roofed over to be used as a dwelling place shall not be permitted. Construction of all residences shall be completed to the roofed and complete exterior state no later than one year from date of commencement of construction. All dwellings shall be energy efficient homes and of a good quality of workmanship and materials. 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 on the lot 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 finished grade elevation.

12. BUILDING LOCATION.

A. In no event shall a building be located nearer than 10 feet from an interior lot line, or 30 feet from a street lot line.

B. For the purposes 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.

13. INVALIDATION AND AMENDMENT. Invalidation of any of the covenants, restrictions and limitations contained in this instrument by judgment or court order shall in no way affect any of the other provisions hereof which shall remain in full force and effect. The rights, duties, obligations and restrictions herein created are for the benefit of all of the land in said legal subdivision and they are and shall be irrevocable and perpetual until and unless revoked, obligated, modified or amended by instruments executed and acknowledged in the form prescribed for the execution of deeds by 75 percent of the owners of the property in this legal subdivision.

14. GARBAGE DUMPING. No part of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage, debris, or other waste, except upon a temporary basis, and in that event, kept in a sanitary condition and shall be hauled away to a garbage dumping area at least weekly.

15. FIRE HAZARDS. All reasonable preventions shall be taken against fire hazards.

16. OLD OR SECOND-HAND BUILDINGS. No old or second-hand buildings shall be moved on any tract on the subdivision.

17. STREETS AND ROADS. All roads in the subdivision shall be public roads dedicated to the County of Fremont, to be maintained by that public entity upon their acceptance for maintenance by the county.

18. WATER RIGHTS. The owners of all lots to which water rights are attached or over which ditches, pipes, or other means of conveyance for water exist, shall maintain and clean said ditches or pipes on a regular basis such that water flows without impediment through said ditch, pipe, or other means of conveyance. The Architectural Control Committee shall supervise and direct the sequence of irrigation on lots to which water rights attach and mediate any disputes between lot owners with respect to irrigation.

19. POLLUTION OF WATER. In the interest of public health and sanitation, and so that the land above-described and all other land in the same locality may be benefitted by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public use thereof, grantee will not use the above-described property for any purpose that

would result in the pollution of any waterway that flows through or adjacent to such property by refuse, sewage, or other material that might tend to pollute the waters of any such stream or streams or otherwise impair the ecological balance of the surrounding lands.

20. ARCHITECTURAL CONTROL COMMITTEE - DEFINITION AND NUMBER. The Architectural Control Committee is composed of: P.E. Yarborough, Emery Tomlinson and Harmon H. Watt. A majority of the Committee may designate a representative to act for it. In the event of 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 the services performed, pursuant to this covenant. At any time the then record owners of the majority of the lots shall have the power, they may change the membership of the Committee through a duly recorded written instrument.

IN WITNESS WHEREOF, the undersigned have executed this Agreement the 14th day of January, 1981.

Harmon H. Watt
HARMON H. WATT

Leon G. Harmon
LEON G. HARMON *attorney in fact*

STATE OF WYOMING)
: SS
COUNTY OF FREMONT)

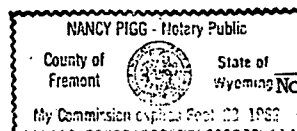
P.E. Yarborough
P.E. YARBOROUGH

Emery Tomlinson
EMERY TOMLINSON *attorney in fact*

The foregoing instrument was acknowledged before me this 14th day of January, 1981, by HARMON H. WATT.

My commission expires:

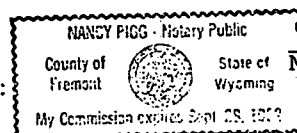
STATE OF WYOMING)
: SS
COUNTY OF FREMONT)



Nancy Pigg
Notary Public

The foregoing instrument was acknowledged before me this 14th day of January, 1981, by P.E. YARBOROUGH.

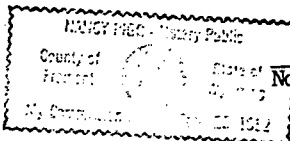
My commission expires:



Nancy Pigg
Notary Public

STATE OF WYOMING)
 : SS
 COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me this 14th day of January, 1981, by LEON G. HARMON by HARMON H. WATT, his attorney-in-fact.

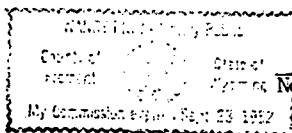


Emery Proctor
 Notary Public

My commission expires:

STATE OF WYOMING)
 : SS
 COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me this 14th day of January, 1981, by EMERY TOMLINSON by HARMON H. WATT, his attorney-in-fact.



Emery Proctor
 Notary Public

My commission expires:

EXHIBIT "A"

STONEY POINT SUBDIVISION BOUNDARY DESCRIPTION

A parcel of land located in the $W\frac{1}{2}SW\frac{1}{4}$, Section 29, the $SE\frac{1}{4}$, and the $S\frac{1}{2}NE\frac{1}{4}$, Section 30, T. 42 N., R. 107 W., 6th P.M., Fremont County, Wyoming more particularly described as follows:

Beginning at the Southwest corner of the $S\frac{1}{2}NE\frac{1}{4}$, said Section 30; thence, N $0^{\circ}20'12''$ E, along the West line of said $S\frac{1}{2}NE\frac{1}{4}$, 100.41 feet to a point of curvature; thence, along a curve to the right to a point of tangency, said curve having a radius of 288.57 feet and a chord which bears N $16^{\circ}13'14''$ E, 157.96 feet; thence, N $32^{\circ}06'16''$ E, 174.15 feet; thence, S $57^{\circ}53'44''$ E, 956.15 feet to a point of curvature; thence, along a curve to the left to a point of tangency, said curve having a radius of 1936.27 feet and a chord which bears S $61^{\circ}41'16''$ E, 256.12 feet; thence, S $65^{\circ}28'48''$ E, 197.17 feet; thence, N $24^{\circ}31'12''$ E, 122.21 feet to the approximate centerline of the Big Wind River; thence, along said centerline the following courses;

Thence, S $77^{\circ}57'08''$ E, 91.44 feet;	Thence, N $28^{\circ}00'56''$ E, 233.48 feet;
thence, N $87^{\circ}54'13''$ E, 383.96 feet;	thence, S $41^{\circ}51'39''$ E, 273.95 feet;
thence, S $78^{\circ}40'38''$ E, 178.12 feet;	thence, S $43^{\circ}04'54''$ E, 169.29 feet;
thence, S $18^{\circ}33'26''$ E, 124.12 feet;	thence, S $49^{\circ}27'31''$ W, 226.71 feet;
thence, S $21^{\circ}12'28''$ E, 241.74 feet;	thence, S $68^{\circ}00'21''$ E, 144.58 feet;
thence, S $40^{\circ}29'09''$ E, 245.99 feet;	thence, S $80^{\circ}35'09''$ E, 122.91 feet;
thence, N $76^{\circ}15'20''$ E, 198.38 feet;	thence, S $80^{\circ}39'54''$ E, 304.35 feet;
thence, N $83^{\circ}34'43''$ E, 82.68 feet;	thence, S $89^{\circ}19'37''$ E, 220.16 feet;
thence, S $53^{\circ}13'57''$ E, 203.19 feet;	thence, S $18^{\circ}07'57''$ E, 91.09 feet;
thence, S $7^{\circ}07'08''$ W, 67.26 feet;	thence, S $9^{\circ}53'45''$ E, 177.67 feet;

thence, leave said centerline, S $4^{\circ}40'17''$ W, 69.13 feet; thence, S $16^{\circ}21'42''$ W, 564.18 feet; thence, S $31^{\circ}30'09''$ E, 100.25 feet to a point of curvature; thence, along a curve to the right to a point of tangency, said curve having a radius of 157.89 feet and a chord which bears S $36^{\circ}23'37''$ W, 292.57 feet; thence, N $75^{\circ}42'37''$ W, 1177.40 feet to a point of curvature; thence, along a curve to the right to a point of tangency, said curve having a radius of 1592.73 feet and a chord which bears N $68^{\circ}26'24.5''$ W, 403.11 feet; thence, N $61^{\circ}10'12''$ W, 822.72 feet to a point of curvature; thence, along a curve to the right to a point of tangency, said curve having a radius of 2825.75 feet and a chord which bears N $59^{\circ}07'30.5''$ W, 201.66 feet; thence, N $57^{\circ}04'49''$ W, 512.13 feet to a point of curva-

ture; thence, along a curve to the right to a point of tangency, said curve having a radius of 1059.10 feet and a chord which bears N 50°27'40" W, 244.16 feet; thence, N 43°50'31" W, 675.25 feet to a point of curvature; thence, along a curve to the right to a point of tangency and the west line of the SE $\frac{1}{4}$, said Section 30, said curve having a radius of 209.80 feet and a chord which bears N 21°45'09.5" W, 157.79 feet; thence, N 0°20'12" E, along the West line of said SE $\frac{1}{4}$, 484.45 feet to the point of beginning of this description, and containing 123.82 acres, more or less, along with the following described property to be dedicated to the County of Fremont to be used as a public road right-of-way, more particularly described as follows:

A road easement over and across part of the W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{2}$ NW $\frac{1}{4}$, Section 30, T. 42 N., R. 107 W., 6th P.M., Fremont County, Wyoming said easement being 60.0 feet in width and located 30.0 feet on each side of the following described centerline, easement right-of-way lines extending and terminating at the legal boundaries of lands crossed.

Commencing at the Southwest corner of W $\frac{1}{2}$ NE $\frac{1}{4}$, said Section 30; thence, N 8°49'21" E, 1844.45 feet to the Southerly right-of-way line of U.S. Highway 26-287, a point on a curve and the point of beginning of this easement centerline description; thence, along a curve to the right to a point of tangency, said curve having a radius of 80.00 feet and a chord which bears S 78°08'54" W, 66.79 feet; thence, N 77°10'46" W, 62.15 feet to a point of curvature; thence, along a curve to the left to a point of reverse curvature, said curve having a radius of 80.00 feet and a chord which bears S 36°25'59" W, 146.60 feet; thence, along a curve to the right to a point of tangency, said curve having a radius of 113.48 feet and a chord which bears S 2°51'48" E, 103.36 feet; thence, S 24°13'40" W, 59.84 feet to a point of curvature; thence, along a curve to the left to a point of reverse curvature, said curve having a radius of 124.00 feet and a chord which bears S 1°35'36" E, 108.02 feet; thence, along a curve to the right to a point of tangency, said curve having a radius of 107.67 feet and a chord which bears S 0°40'06" E, 96.91 feet; thence, S 26°04'42" W, 693.75 feet to a point of curvature; thence, along a curve to the left to a point of tangency, said curve having a radius of 100.00 feet and a chord which bears S 15°54'31" E, 133.79 feet; thence, S 57°53'44" E, 398.64 feet to the point of termination of this easement centerline description, containing 2.67 acres more or less.