

DECLARATION OF PROTECTIVE COVENANTS

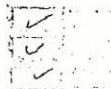
Thomas E. Haynes and Sandra J. Haynes, husband and wife, owners of property described herein, hereby covenant and agree with the persons, terms and corporations who may from time to time and hereafter purchase any tract of the lands described herein, and with the successors in title as said persons, terms or corporations, that the title is held subject to and with all the benefits of the restrictions, conditions, covenants and agreements contained herein, and said restrictions, conditions, covenants and agreements are covenants running with the land in favor of each and all of the future owners of the land and every ownership of the land in the tract shall be subject to the following covenants and restrictions:

1. Property subject to the Declaration of Protective Covenants, (see attached Exhibit "A").

2. General purposes and conditions.

a. The real property described herein is subject to the conditions and restrictions hereby declared to insure the best use and most appropriate development and improvement of each tract and to protect the owners of tract against improper use of surrounding tracts, as such will depreciate the value of the property, and in addition to encourage the orderly development of the whole of the property described herein. The conditions and restrictions set forth are imposed separately upon each tract within the subject property.

b. The use of each tract shall be confined to single family residential homes together with normal accessory buildings and fences. No old buildings, whether intended for use in whole or in part as a main residential structure or for use as a garage or other building shall be moved upon the premises. The property shall be improved only by the erection and construction of residences and accessory buildings, including garages, and residences built from this date shall be on a foundation.



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STATE COUNTY, WYO. NO  
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3. No person shall place any camper trailer, mobile home or trailer house upon any portion of the subject property except that camper trailers may be parked upon the premises if they are owned by the owners of the tract of land that have constructed a residence on the premises, provided that the camper trailer shall be for the personal recreational use of the owner.

4. The following restrictions shall apply to animals kept, maintained or permitted upon the Subdivision:

a. No animal will be raised or bred for commercial purposes.

b. No horses, swine, goats or livestock of any kind are permitted in the Subdivision.

5. The owner of each tract shall, each year, control the weeds and all noxious plants in his tract.

6. The conditions, restrictions, agreements and covenants contained herein shall not be waived, abandoned, terminated or amended except by the written consent of the owners of two-thirds of the tract of the property described herein. Any provision herein may be enforced by any owner of any tract of the Subdivision.

7. Invalidating of any one of the covenants or agreements by Judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

8. These restrictions, conditions and limitations shall run with the land and shall be binding upon the present owners and subsequent owners of any portion of the area of the Haynes Subdivision to the town of Guernsey, Platte County, Wyoming, more particularly described on attached Exhibit "A". The Grantees of any portion of said property covenant and agree by the acceptance of conveyance,

EXHIBIT "A"

HAYNES SUBDIVISION TO THE TOWN OF GUERNSEY, PLATTE  
COUNTY, WYOMING

Property located in Government Lot 8, Section 2, Township  
26 North, Range 66 West of the 6th P.M., Platte County, Wyoming,  
being more particularly described as follows:

*Beginning at the Northwest Corner of Section 2, T-26-N,  
R-66-W, thence  $50^{\circ}05'51''E$  for a distance of 156.75 feet, thence  
 $N89^{\circ}36'57''E$  for a distance of 294.00 feet, to the point of  
beginning; thence continuing  $N89^{\circ}36'57''E$  for a distance of 409.92  
feet, thence  $50^{\circ}23'03''E$  for a distance of 25.00 feet, thence  
 $N89^{\circ}36'57''E$  for a distance of 50.00 feet, thence  $N0^{\circ}23'03''W$   
for a distance of 25.00 feet, thence  $N89^{\circ}36'57''E$  for a distance  
of 420.00 feet, thence  $50^{\circ}05'51''E$  for a distance of 290.35  
feet, thence  $N89^{\circ}36'57''E$  for a distance of 150.00 feet, thence  
 $50^{\circ}05'51''E$  for a distance of 394.82 feet, thence  $S89^{\circ}25'31''W$   
for a distance of 140.00 feet, thence  $N89^{\circ}24'17''W$  for a  
distance of 94.56 feet, thence  $N79^{\circ}33'26''W$  for a distance  
of 103.24 feet, thence  $N71^{\circ}14'37''W$  for a distance of 91.70  
feet, thence  $N72^{\circ}42'35''W$  for a distance of 112.59 feet,  
thence  $N75^{\circ}14'12''W$  for a distance of 106.72 feet, thence  
 $N63^{\circ}56'31''W$  for a distance of 132.34 feet, thence  $N50^{\circ}05'46''W$   
for a distance of 161.93 feet, thence  $N51^{\circ}14'50''W$  for a  
distance of 82.61 feet, thence  $N73^{\circ}24'06''W$  for a distance  
of 91.51 feet, thence  $N0^{\circ}23'03''W$  for a distance of 330.00  
feet back to the point of beginning. This parcel of land  
contains 12.50 acres, more or less.*

to faithfully observe and comply with these restrictions, conditions and limitations.

Dated this 7 day of December, 1979.

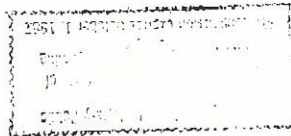
Thomas E. Haynes  
THOMAS E. HAYNES

Sandra J. Haynes  
SANDRA J. HAYNES

STATE OF WYOMING     )  
                              )   SS  
COUNTY OF PLATTE    )

The foregoing instrument was acknowledged before me by Thomas E. Haynes and Sandra J. Haynes on this 7 day of December, 1979.

Witness my hand and official seal.



Charles H. Stewart  
Notary Public