

## RESTRICTIONS GOVERNING BAKES SUBDIVISION

WHEREAS the undersigned are the owners in fee simple of the Bakes Subdivision, as the same appears of record in the Office of the County Clerk and Ex-Officio Register of Deeds, Sublette County, Wyoming; and

WHEREAS the undersigned wish to place certain restrictions upon the tracts of said Bakes Subdivision for the benefit and protection of the undersigned and those persons purchasing said tracts; and

WHEREAS the undersigned desire that this instrument shall define the restrictions upon said tracts and shall be later incorporated by reference in the deeds to persons purchasing said tracts with said restrictions thereby intended to apply to each tract and to run with the land through subsequent transactions;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that all tracts in the Bakes Subdivision are subject to the following listed restrictions, to-wit:

1. The tracts as defined in the Bakes Subdivision are never to be subdivided into smaller tracts.

2. No more than one family dwelling shall be placed upon or erected upon any one tract.

3. Any structures built or erected upon any tract in the Bakes Subdivision shall be of new construction and shall not include any house trailers, mobile home or other mobile structure as a part of such construction. No residential structures shall contain less than 1200 square feet of floor space nor cost less than \$ 20,000.00.

4. Before construction of any structure upon any tract in the Bakes Subdivision a building permit must be obtained from the governing committee. Said committee shall originally consist of Mary R. Bakes, J. Thomas Johnston MD, and Monte Skinner until actually replaced by a member or members selected by owners of the majority of tracts in said Bakes Subdivision.

111130

RECORDED	September 26 1968 3:00PM
IN BOOK	25 Miscellaneous PAGE 253
FEES \$	475
SUBLETTE COUNTY CLERK	
SUBLETTE COUNTY, PINEDALE, WYOMING	