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Building permits shall be issued only upon application showing the type, value and manner in which the structure is to be placed upon the tract and showing adequate provisions for disposal of waste. It is the purpose of this restriction to protect the purchasers of said tracts by providing for neat and orderly construction and location of structures.

5. It shall be the duty of tract owners to keep their tracts neat and orderly and free from odor producing refuse and the governing committee shall have the power to declare a nuisance if tracts are not so kept. If the tract owner does not remove such nuisance upon ten (10) days notice, then the governing committee shall have the authority to abate said nuisance at the tract owner's expense.

6. All sewage on tracts in the Bakes Subdivision must be disposed of in a manner which meets with the standards set by the Wyoming Department of Public Health and must not be discharged into any of the surface water appurtenant to this land. If a community sewage system is installed tract owners shall be required to connect to the same.

7. No commercial structures of any type shall be permitted on tracts in the Bakes Subdivision as it is the intent of the undersigned to establish a residential area.

8. These restrictions may be waived, modified or amended by a majority of the governing committee which issues building permits.

9. These restrictions shall be severable and if any be held unenforceable by a Court of Law it shall not affect the enforcement or validity of the remaining restrictions.