

## DECLARATION OF PROTECTIVE COVENANTS

TO WHOM IT MAY CONCERN:

Frederick G. Petersen, James P. Petersen and Michael R. Nystrom, partners doing business in Sublette County, Wyoming, under the trade name and style of Boulder Lake Ranch, as the fee simple owners of all lots, tracts and parcels of Boulder Lake Country Estates, First Filing, a townsite addition to Sublette County, Wyoming, as depicted and described on the plat thereof which was recorded on July 10, 1972, in the Office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming, in Book 28 of Miscellaneous Records, at Page 239, and which addition is platted over portions of Sections Three (3) and Ten (10), in Township 33 North, Range 107 West of the 6th P.M., said County and State, hereby make the following declarations as to limitations, restrictions and uses to which the lots, tracts and parcels constituting Boulder Lake Country Estates may be put, hereby specifying that said declarations shall constitute covenants running with all of the said land, as provided by law, and shall be binding upon all parties and persons claiming title under them, and for the benefit of and limitations upon all future owners.

The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the development, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners.

NOW, THEREFORE, THE UNDERSIGNED HEREBY DECLARE AS FOLLOWS:

1. SINGLE FAMILY DWELLING. No building shall be erected or maintained upon any lot except a single private dwelling house and private garage for the sole use of the appropriate owner of the lot upon which such garage is erected, nor shall the premises be used for any purpose other than residential. Subject to these restrictions, with appropriate modification allowable as to floor space, an owner may, with consent of the Undersigned, construct other necessary storage structures upon the premises.

2. APPROVAL OF BUILDING PLANS. No dwelling house, garage or other structure or building shall be constructed or erected until the plans and specifications therefor have been submitted to and approved by the Undersigned, and a written permit issued thereon. The Undersigned shall have the right to reject any building plan which they consider is not in conformity to the style and design of existing or future structures, buildings or their overall development plan. Such right shall not be exercised arbitrarily or without just cause, and all plans and specifications which reasonably conform to this requirement and county zoning regulations shall be approved.

3. PREFABRICATED OR PRECONSTRUCTED DWELLINGS. Notwithstanding limitation of the Undersigned's right to reject any building plans under the preceding restriction, they shall have the absolute right to reject any plans for prefabricated structures, and shall have the right to prevent any owner from locating a previously constructed structure or building upon the lot.

4. TRAILERS, MOBILE HOMES AND TEMPORARY STRUCTURES. No owner shall locate a trailer, mobile home or temporary living structure upon

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RECORDED July 10 1972 11:30 A.M. M1

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FEES \$4.00 June R. Clark COUNTY CLERK

SUBLETTE COUNTY, PINEDALE, WYOMING