

14. RESERVATION OF MINERALS. All sub-surface deposits of gravel, minerals, valuable substances, including oil and gas, are reserved by the Undersigned.

15. DISPOSAL OF DEBRIS AND GARBAGE. No debris, garbage or like materials shall be stored upon any part of the premises, and shall be removed therefrom and disposed of in a manner not offensive to other owners. No such materials shall be burned or buried upon the premises.

16. NUISANCE. No nuisance, or offensive, noisy, or illegal activity shall be done, suffered, or permitted upon any lot.

17. SIGNS. Each owner shall be allowed to erect and maintain one sign upon his premises carrying his name and/or name of his lot; provided, however, the design and content of such sign is first submitted to the Undersigned, and approved by them in writing.

18. REDIVIDING OF LOTS. No lot shall be subdivided or partitioned into any smaller tract or tracts.

19. RIGHT OF FIRST REFUSAL. No owner may sell, transfer or otherwise convey any interest in his lot and improvements without first giving the Undersigned the first right to purchase or acquire such property and interest upon the same terms and conditions. Owner shall communicate his intention of selling, transferring or conveying such to the Undersigned, in written form, and the Undersigned shall have 10 days thereafter within which to exercise said right.

20. RESTRICTIONS ON SUBSEQUENT TRANSFERS. No owner, purchaser or occupant under color of title shall attempt to sell, transfer or convey any interest in any lot if being purchased under a conditional sales contract, or if the same is subject to a mortgage lien in favor of the Undersigned.

21. RIGHT OF ENFORCEMENT. The Undersigned, their respective administrators, executors, heirs, successors and assigns, and every owner of any lot shall have the right to enforce these restrictions, to prevent any violation thereof, and to recover any damages resulting from such violation.

22. EFFECT OF NON-ENFORCEMENT. Failure by any proper party to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.

23. PARTIAL INVALIDITY. In the event any covenant or restriction herein contained, or any portion thereof, is invalid or void, such invalidity or voidness shall in no way affect any other covenant or restriction.

24. ATTORNEY FEES AND COURT COSTS. If any legal action be taken by the Undersigned or any owner against the owner of any lot, where it is determined by order of the court that the offending party violated any restriction herein contained, the offending party shall pay all of the successful party's attorney fees and court costs.

EXECUTED this 23rd day of June, 1972.

BOULDER LAKE RANCH, a partnership consisting of Frederick G. Petersen, James P. Petersen and Michael R. Nystrom, Partners:

Frederick G. Petersen
Frederick G. Petersen

James P. Petersen
James P. Petersen

Michael R. Nystrom
Michael R. Nystrom

THE STATE OF WYOMING,)

County of Sweetwater.)

The foregoing Declaration of Protective Covenants was acknowledged before me this

23rd day of June, 1972, by Frederick G. Petersen, James P. Petersen and Michael R. Nystrom, as partners of Boulder Lake Ranch, a partnership.

William H. Jackson
William H. Jackson, Notary Public

My commission expires: Jan. 11, 1975