

133917

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SUBLETTE COUNTY, PINEDALE, WYOMING
by L. S. D. Jake Deputy

PROTECTIVE COVENANTS

Conditions, Covenants, Restrictions and Easements Affecting Property of the Barger Subdivision known as "High Meadow Ranch", a Private Owner:

THIS DECLARATION made this 7th day of Dec., 1972, by
T.B.C. Corporation, a Wyoming corporation, agent for Fay C. Barger and
Anne E. Barger, a private owner, hereinafter called the Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in Clause 1 of this Declaration, and is desirous of subjecting the real property described in said Clause 1 to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof:

NOW THEREFORE, Declarant, hereby declares that the real property described in and referred to in Clause 1 hereof is, and shall be, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

DEFINITIONS OF TERMS

Building Site shall mean any lot, or portion thereof, or any plot containing two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these Covenants.

CLAUSE 1

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held and conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and sub-divisions of this Declaration is located in the County of Sublette, State of Wyoming, and is more particularly described as follows, to-wit:

"Barger Subdivision"
Block 8 Lots 9 thru 42
 Lot 44
 Lots 56 thru 88

No property other than that described above shall be deemed subject to this declaration, unless and until specifically made subject hereto.

The declarant may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereto.

GENERAL PURPOSES OF CONDITIONS

The real property described in Clause 1 hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the placing of recreation vehicles of the self contained type or attractive mobile homes thereon, with appropriate locations thereof on sites; to prevent