

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION made this 23rd day of September, 1997, by W. Cameron Forbes, a married man dealing in his sole and separate property and Carolyn M. Coolidge, a single person both of Sheridan County, Wyoming, hereinafter referred to as Declarants as owners of land in Section 23, Township 55 North, Range 85 West, Sheridan, Wyoming hereby desire to place the following restrictions on the use of the below described real estate (The Bound Property) as follows:

1. There will be no re-zoning of the Bound Property without the written consent of all owners thereof.

2. There will be no further subdivision of the Bound Property into parcels of less than thirty-five (35) acres without the written consent of all owners thereof.

3. All structures on the Bound Property must be: (1) pole buildings; or (2) located on permanent foundations provided, however, that each owner of the Bound Property may erect one barn and/or shed on their respective property which is not a pole building or located on a permanent foundation.

4. No structure may be erected on the Bound Property which lies within fifty (50) feet of any property line.

5. All non-operable or non-registered vehicles, including snow machines, four wheelers, and ATV's, must be stored inside structures with the exception that a reasonable number of operable seasonal vehicles and machinery may remain outside.

6. The Bound Property may not be used for the commercial storage of hazardous wastes, for the mining or storage of gravel or other materials, or for any industrial purposes.

7. No mobile homes, pre-fabricated housing, or multi-family dwellings may be located on the Bound Property.

8. No dwelling other than a single guest house may be located on the Bound Property which contains less than two thousand (2,000) square feet of living space unless prior written consent has been received from all owners of the Bound Property.

9. The Bound Property may not house any permanent bunk livestock feeders servicing more than twenty (20) head of livestock. For purposes of this paragraph 9, "livestock" shall refer

to horses, pack animals, and any other animal which is commonly raised for slaughter or for the production of marketable products.

10. All utility lines servicing the Bound Property must be buried underground.

It is the intention of the Declarants that these restrictions shall be binding on all owners of land in the Bound Property and their successors in interest, regardless of how that interest is acquired. Each and every restriction is for the benefit of the owners of all lands in the Bound Property and such restrictions shall run with the land and inure and pass with the property.

The Bound Property shall be as follows:

A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the west quarter corner of said Section 23; thence N89°25'51"E, 278.45 feet along the south line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ to a point, said point lying on the centerline of Beaver Creek Road (AKA County Road No. 87) and the easterly line of a tract of land described in Book 294 of Deeds, Page 266; thence N02°21'05"W, 97.31 feet along said centerline and easterly line to a point; thence, N11°20'16"W, 798.05 feet along said centerline and easterly line to a point; thence, leaving said centerline, S70°01'15"E, 268.41 feet along said easterly line of said tract described in Book 294 of Deeds, Page 266 to a point; thence S64°57'05"E, 492.93 feet along said easterly line to a point; thence N61°51'26"E, 198.12 feet along said easterly line to a point; thence N77°13'43"E, 603.61 feet along said easterly line to a point; thence leaving said easterly line, N81°17'29"E, 192.23 feet to a point; thence S18°01'03"E, 30.00 feet to a point; thence N71°58'37"E, 130.22 feet to a point, said point lying on a fence line; thence N51°17'43"E, 309.15 feet along said fence line to a point; thence S87°51'39"E, 250.18 feet along said fence line to a point; thence N74°14'37"E, 276.83 feet along said fence line to a point; thence S68°01'54"E, 130.18 feet along said fence line to a point; thence, leaving said fence line, N89°26'12"E, 344.92 feet to a point; thence N80°54'04"E, 675.53 feet to a point; thence S01°05'36"E, 936.18 feet to a point; said point lying on a fence line; thence S80°25'41"W, 1016.91 feet along said fence line to a point; thence S03°13'44"E, 37.49 feet along said fence line to a point, said point lying on the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence, leaving said fence line, S89°25'51"W, 2532.13 feet along said south line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and said south line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ to the POINT OF BEGINNING,

Said tract contains 71.01 Acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

and all real property owned by W. Cameron Forbes, a married man dealing in his sole and separate on the date of execution of these restrictions located in Section 23, Township 55 West, Range 85 West, Sheridan County, Wyoming.

DATED this 23rd day of September, 1997.

CME WCF

W. Cameron Forbes
W. CAMERON FORBES
212 Beaver Creek Rd.
Sheridan, WY 82801

Carolyn M. Coolidge
CAROLYN M. COOLIDGE
P.O. Box 702
Sheridan, WY 82801

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

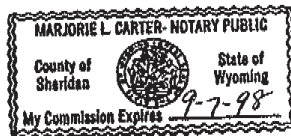
The foregoing instrument was acknowledged by W. Cameron Forbes, before me this
23rd day of September, 1997.

Witness my hand and official seal.

Marjorie L. Carter
Notary Public

My Commission expires: 9-7-98

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)



The foregoing instrument was acknowledged by Carolyn M. Coolidge, before me this
23rd day of September, 1997.

Witness my hand and official seal.

Marjorie L. Carter
Notary Public

My Commission expires: 9-7-98

