

RECEIVED MAY 1 1979

A N D E R S O N M I N O R S U B D I V I S I O N

SUBDIVIDER: Robert Anderson

DECLARATION OF PROTECTIVE COVENANTS FOR:

Anderson Minor Subdivision
Sheridan County, Wyoming

THIS DECLARATION, made this day by Robert Anderson and Darlene E. Anderson; hereinafter referred to as Declarant,

WITNESSETH, THAT:

WHEREAS, the Declarant is the owner of all lands embraced in the Subdivision known as the Anderson Minor, which is platted and of record in the Office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming, said plat by reference being specifically made a part hereof in all respects, as if fully set out herein; and

WHEREAS, the Declarant intends to sell two of the three parcels of land contained in said Anderson Minor Subdivision.

NOW, THEREFORE, all of the lots, parcels, tracts, and portions of said property shall be held, transferred, sold or conveyed by Declarant, or by his contracted to be sold, subject to the conditions, restrictions, reservations and covenants now on record, and upon the express provisions, reservations, restrictions and covenants (hereinafter referred to as the conditions) each and all of which is and are for the benefit of said property and for each owner of land therein, and shall inure and pass with the said property, and each and every parcel of land therein, and shall apply to and bind the successors in interest of said owners thereof, and are imposed pursuant to a general plan for the improvement of the afore-mentioned property.

Said conditions, restrictions, covenants and reservations are imposed upon the lands comprising the Anderson Minor Subdivision, as an obligation or charge against the same for

the benefit of each and every lot and tract therein contained, and the owner or owners thereof, and said conditions, restrictions, covenants and reservations will be imposed upon each and every lot and tract in said subdivision, and are as follows:

(1)

No residential buildings of any kind shall be maintained on or in connection with the property hereby conveyed, nor shall such property in any way be used for other than strictly manufacturing or commercial enterprise or enterprises of any kind for profit. This covenant shall not apply to Tract 3, because of existing uses.

(2)

All sewer systems must comply with Public Health Standards and be approved by the Wyoming Department of Environmental Quality. At any time that a central sewer system or a municipal sewer hookup should become available, all tract owners in the subdivision will be required to convert and subscribe to that service. All businesses located on these tracts agree to pay a proportionate share of the cost of establishing said system.

(3)

The water supply shall be a well and must comply with Public Health Standards. At any time that a central water system or a municipal water hookup should become available, all tract owners in the subdivision will be required to convert and subscribe to that service. All businesses located on these tracts agree to pay a proportionate share of the cost of establishing said system.

(4)

Easements and rights of way as shown on the recorded plat are hereby reserved in this subdivision for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephones, sewer, water or other public or quasi public utility service purposes, together with the right of ingress, egress and egress at any time for the purpose of further construction and repair.

(5)

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of these covenants and these covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part or to the revocation or said covenants.

(6)

That in the event that this property becomes contingent to the City of Sheridan, that this property shall apply to be annexed into the City.

IN WITNESS WHEREOF, the Declarant has executed this
Declaration of Protective Covenants for Anderson Minor

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Subdivision this May 1st day of May, 1979.

Robert Anderson
Robert Anderson

Darlene E. Anderson
Darlene E. Anderson

STATE OF WYOMING)
) S
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Robert Anderson and Darlene E. Anderson, this 1st day of May, 1979.

Witness my hand and official seal.

John M. Hansen
Notary Public



My Commission Expires:

My Commission expires June 1, 1982