

RESTRICTIVE COVENANTSFORWHITE ROCK ESTATES

We, the undersigned Donald S. Bird and Dorothy L. Bird, fee owners of the property now platted as White Rock Estates, recorded and filed in the office of the County Clerk of Carbon County, Wyoming, hereby make the following declaration of limitations, restrictions and uses to which the lots and/or tracts constituting said subdivision may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable and suitable in architectural design and use as herein specified:

1. No lot shall be subdivided into smaller tracts, leased in smaller tracts, nor sold other than as an entire lot for a period of twenty years from the date of the original deed from the undersigned to any grantee without the express written authority and consent of the undersigned.
2. Only one family residence shall be constructed or placed on any one lot (residence shall include mobile home) in said subdivision, and only one additional detached building for other than residential purposes may be placed or constructed on any one lot and that structure shall be placed or constructed within an area not more than 50 feet from the residence so constructed or placed upon the lot. No residence or other building shall be erected, placed or altered on any lot until the type and construction plans and specifications and a plan showing the location of the residence or structure have been approved by the undersigned, as to quality of workmanship, materials and fire resistance, as to harmony and external design with existing structures, and as to location with respect to topography and finish grade elevation.
3. All lavatories and/or toilets shall be built indoors and connected with outside septic tank or cesspool which shall not be closer than 50 feet of the property line of the lot on which constructed. The sewage system, including septic tank or cesspool shall conform in all respects with the standards now or hereafter established by the Wyoming Department of Health. No open sewer systems are permitted.
4. All garbage and litter of any kind or nature whatsoever shall be disposed of daily during occupancy of any residence in an area and under regulations established for that purpose from time to time by the undersigned.
5. Cutting of trees and shrubbery other than those designated and approved for cutting by the undersigned is prohibited. Trees and shrubbery destroyed by forces of nature shall promptly be disposed of in the manner permitted by the undersigned.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood. Only such pets and animals as may be designated in regulations issued from time to time by the undersigned will be permitted to be kept upon any lot. No signs, except those permitted by the architectural control committee, shall be erected or otherwise placed upon any lot or structure on said lot. No lot shall

