



Riverfront Sub.

DECLARATION OF RESTRICTIVE COVENANTS

John L. Grosse, R. V. Peters and Lilly Belle Peters, husband and wife, being all the owners in fee simple and Feo Robertson, Mortgagee of record, of the following described land, to-wit;

A tract of land being a part of Lot 6, Lot 7, of Section 11, and part of HES-106, lying in Section 14, all in T39N; R116W; Teton County Wyoming, being more particularly described as follows; beginning at the Northwest corner of that record tract found in Book 11 of Photos on Page 238, in the office of the Teton County Clerk, said point lying on the Easterly right-of-way line of U.S. Highway 26,89,187 and 189, and said point lying on a horizontal circular curve of radius = 3719.72 feet, and having a radial bearing of S70°19'12"E; thence along said curve to the right 58.58 feet, through a central angle of 0°54'08"; to the point of curvature; thence N20°34'57"E, along said right-of-way, 268.21 feet to the tangent to spiral point; thence along a spiral curve s= 5°03'45", 467.67 feet to the spiral to circular curve point; thence along said circular curve to the left, of radius = 2646.48 feet, 486.78 feet through a central angle of 10°32'19"; thence N85°01'11"W, 25.00 feet to a point on a circular curve of radius = 2621.48 feet and having a radial bearing of N85°01'11"W; thence along said curve to the left 1235.25 feet through a central angle of 26°59'53" to the Southwest corner of that record tract found in Book 42 of Photos on Pages 201 to 204, in the office of the Teton County Clerk; thence N68°02'42"E, along the South Boundary of said tract 695.67 feet to the point of intersection with the record meander line, as documented in the original G.L.O. field notes; thence continuing N68°02'42" E to the thread of the Snake River; thence Southerly along the thread of the Snake River to the point of intersection with a Easterly projection of the North Boundary of said record tract found in Book 11 of Photos on Page 238; thence N70°26'18"W to the Northeast corner of said record tract found in Book 11 of Photos on Page 238, thence N 70°26'18"W, 427.53 feet along said North Boundary to the point of beginning. Said subdivision containing 56 acres more or less.

Said land being the real property now duly platted as "Riverfront", the plat thereof being heretofore filed in the Office of the County Clerk and Ex Officio Register of Deeds for Teton County, Wyoming.

If the ownership of the riverfront land contained in said description shall at any time be enlarged to include riparian lands between said land and the Snake River, the above description shall automatically be deemed to include any such enlargement,

RECORDED	
COMPARED	
INDEXED	✓
ABSTRACTED	✓

Recorded 7-13 1976 at 2:50 o'clock P.M.
 Book 48 of Photo Page 548 to 552
 No. 160204 9.00 pd
 W. J. [Signature] County Clerk

hereby make the following declarations as to limitations, restrictions and uses to which that property 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 upon all parties and all persons claiming under them and for the benefit of and limitation upon all future owners thereof, this Declaration of Restrictive Covenants being designated for the purpose of keeping and maintaining the use and development of the land desirable, uniform and suitable in architectural design as herein specified.

SUBDIVISION: No lots shall be subdivided.

BUILDINGS: All buildings shall be built in compliance with all standard building and safety codes applicable in the State of Wyoming. No structure, except as hereinafter provided, shall be erected, altered, placed or permitted to remain on any parcel other than any combination of the following; one single-family dwelling, one private garage, a suitable guest house, a utility building, and buildings pertinent to ranch use. The principal dwelling house and guest house on any lot may be rented for single-family residential purposes, but not separately.

The exterior of all houses and other permitted structures must be completed within twelve months after the commencement of construction except where such completion is impossible or would result in undue hardship to the owner or builder due to strikes, fires, national emergency or natural calamities. In the event that the twelve-month completion requirement is not met, complaint may be made requiring the owner to remove the partially completed building or sell the property at public auction, the buyer being required to complete the building within twelve months after purchase.

PROHIBITED STRUCTURES: No trailer home, mobile home, tent, camper, basement, garage, outbuilding, or any other structure of a temporary or mobile nature, shall be used as a place of residence or habitation, either temporarily or permanently. No house trailer, camper trailer, tent, shack or any other structure of a temporary or insubstantial nature shall be erected, placed or be permitted to remain on any lot except as the same may be customarily employed by contractors or owners for and during the construction of improvements thereon or unless shielded from view by adjacent property owners either by fence or placement in a permitted building. The term "trailer home" or "mobile home" as used herein shall mean any building or structure with wheels and/or axles and any vehicle, used at any time, or so constructed so as to permit its being used for the transport thereof upon the public streets or highways and constructed in a manner as to permit occupancy thereof as a dwelling or sleeping place for one or more persons, and shall also mean any such building, structure or vehicle, whether or not wheels and/or axles have been removed, after such building, structure or vehicle has been placed either temporarily or permanently upon a foundation. Exceptions are small structures used as childrens playhouses and except tents or campers or travel trailers used by vacationing guests for periods

of time not to exceed two weeks.

PROTECTION OF LANDSCAPE: The existing natural landscape, including but limited to native trees and shrubbery and natural contours, shall be respected and protected to the greatest extent possible.

SET BACKS: No building or structure shall be erected or permitted to remain on any lot less than 25 feet from any lot line.

ACCESS TO EASEMENT: A 20 foot easement between Lots 7 and 8, being 10 feet on each of said lot, shall be granted for the exclusive use of Riverfront lot owners for the purpose of access to the Snake River, said easement to be unobstructed and undeveloped and in the event Lot 7 and 8 shall be increased in size to include to riparian lands, said easement shall carry over and effect any such additional lands.

SIGNS AND LIGHTS: No signs or exterior lights of any character shall be placed or maintained on any lot except:

- A. One sign of not more than five square feet advertising the property for sale or rent, one professional sign of not more than one square foot, or signs used by a builder to advertise the property during construction and sales period which shall not exceed twelve months.
- B. Any exterior light must be arranged so that the source of illumination not be seen from adjacent or nearby properties.

UTILITIES: All electric, telephone, water, sewer and all other installations and connections from the property line of each lot to the structures located on the lot shall be placed beneath the ground. Fuel storage tanks of all kinds shall be concealed from view by persons off the lot on which they sit.

DRIVEWAY MAINTENANCE: Maintenance, repair and any subsequent development of the platted private drive shall be shared by all owners on a per lot basis.

WASTE AND TRASH: No trash, brush piles, rubbish, junk, inoperative vehicles, including trailers, and no other unsightly items of property or waste shall be collected or placed or permitted to remain on any property.

EXCAVATION AND MINING PROHIBITED: No excavation for stone, gravel or earth shall be made upon any property except for such excavation as may be necessary in connection with the erection of an approved improvement thereon, or in landscaping the property.

PROHIBITED ACTIVITIES: No commercial activities except those of artists and craftsmen and except the breeding and/or raising of

animals shall be allowed:

ANIMALS: Except for dogs, cats, household pets, cattle, sheep, goats or horses, not to exceed two of each type of animal per acre, no animals shall be kept or raised on any lot except those which cannot be seen, heard or smelled from beyond the owner's lot lines.

AMENDMENT: The covenants and conditions hereof may be amended, modified, or repealed at any time by the consent of the then record owners of 75% or more of the lots.

IN WITNESS WHEREOF, this Declaration of Restrictive Covenants is executed this 6th day of July, 1976.

John L. Grosse

John L. Grosse

R. V. Peters

R. V. Peters

Lilly Belle Peters

Lilly Belle Peters

Feo Robertson

Feo Robertson

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

R. V. Peters, Lilly Belle Peters and

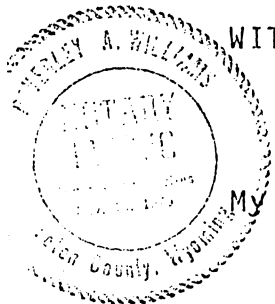
Feo Robertson The foregoing instrument was acknowledged before me by ~~John L. Grosse~~, this 6th day of July, 1976.

WITNESS my hand and official seal.

Emery A. Williams

Notary Public

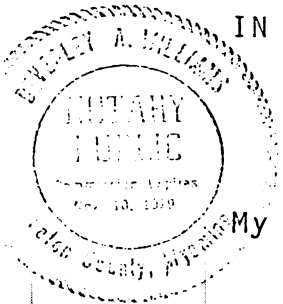
My Commission Expires: November 10, 1979



STATE OF WYOMING)
) SS.
COUNTY OF TETON)

On this 6th day of July , 1976, before me personally appeared Clint Grosse, satisfactorily proven to be the person whose name is subscribed as Attorney-in-Fact for John L. Grosse and acknowledged that he executed the attached Agreement the same as the act of his principal for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Beverly A. Williams
Notary Public

My Commission Expires: November 10, 1979

