



**RESTRICTIVE COVENANTS FOR  
LOTS 1, 2, 3, 4 5, 6, 7 and 8, BLOCK 40,  
SAWMILL ADDITION, UPTON, WESTON COUNTY, WYOMING**

1. This real property shall be used for commercial purposes.
2. No noxious or offensive activities shall be carried out on the real property, nor shall anything be done on the real property which is or may become a nuisance. Property is to be kept clean, neat and orderly at all times.
3. There shall be no barbed, smooth or woven wire fences of the type normally used for livestock containment. Fences to be installed shall conform to the style of the business and may be constructed of wood, iron, vinyl, or chain link. Fences constructed of wood may be planks, poles or ornamental wood. Fences constructed of iron may be pipe or wrought iron. The owner is not obligated to construct a fence around the perimeter of the real property. However, if the owner does fence the property, the fence must be to these specifications.
4. No automotive or equipment salvage yard shall be permitted on this property.
5. No structure of a temporary character, basement, mobile home, tent, shack, garage, barn or other outbuildings shall be used on the real property as a residence, either temporarily or permanently, except that a camper trailer may be used temporarily as a residence for no more than three months per calendar year. Any such temporary residence must be connected to municipal water and sewer.
6. The owner shall provide off-the-road parking sufficient to accommodate the parking requirements of the business. A culvert or culverts must be installed and maintained at the expense of the owner if it is deemed necessary by the Upton City Superintendent. At no time shall non operable vehicles, machinery or other equipment of any type be parked or placed on the real property.
7. The surface of the property shall be graded and equipped to drain all surface water in a safe, efficient, erosion-free manner which will not cause hardship or change for any adjacent property owner. The owner shall install municipal water and sewer lines and electric service lines to the property suitable for commercial purpose. Both landscaping and installation of utilities shall be completed within one year from the date of the quitclaim deed conveying the property from the Town of Upton. This obligation shall apply even if the owner is not the original purchaser of the real property from the Town of Upton. Owner shall permit the Town of Upton to inspect the property during landscaping and utility installation.
8. The owner of the real property shall begin construction of a commercial facility or building which meets the requirements of these covenants no later than one year from the date of the quitclaim deed conveying the property from the Town of Upton, Wyoming. This obligation shall apply even if the owner is not the original

purchaser of the real property from the Town of Upton. If owner needs more time, either to begin construction or to complete construction, owner may apply for an extension of time to the Upton Town Superintendent. Final approval of any time extension shall be made by and at the sole discretion of the Upton Town Council. Once construction begins the work shall be finished within a reasonable time, but not to exceed twelve months.

9. Building permits are required and setback requirements will be enforced.
10. These covenants may be enforced by the Town of Upton, Wyoming or by any person owning land in the Sawmill Addition, Upton, Weston County, Wyoming.
11. Invalidation of any one or more of these covenants or conditions hereof by a court judgment or order shall not affect in any manner the other provisions hereof, which shall remain in full force and effect.

These covenants were approved by the governing body of the Town of Upton, Wyoming, on the 14<sup>th</sup> day of July 2020.

TOWN OF UPTON, WYOMING:

By:

*Travis Beck*  
Travis Beck  
Mayor

Attest:

*Kelley Millar*  
Kelley Millar, Clerk/Treasurer

STATE OF WYOMING)

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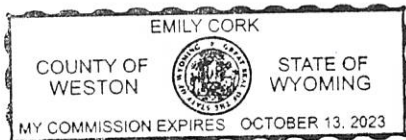
COUNTY OF WESTON)

The foregoing instrument was acknowledged before me by Travis Beck, Mayor of the town of Upton, Wyoming, this 16<sup>th</sup> day of July 2020.

Witness my hand and official seal

*Emily Cork*  
Notary Public

My commission expires: 10/13/2023



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