

## **OVERVIEW OF COVENANTS**

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1. Each member of the Husky Addition Property Owner's Association and owners has one vote per each ¼ acre.
2. All construction plans to be approved by Architectural Control Committee of the Husky Addition Property Owner's Association before commencing construction.
3. All lots shall be used for anything other than residential purposes. Up to 2 out building allowed.
4. Stick built home must be at least 1200 square feet. Modular and manufactured minimum width of 24 feet shall be required at least 1000 square feet. Manufactured housing with a minimum width of 12 feet shall be at least 700.
5. Fences not to exceed 5 feet in height. Solid fences limited to side and the rear of the property.
6. Cats and dogs are the only animals within the division.
7. All surface areas to be promptly planted and landscaped. Each lot will be maintained and kept free of weeds.
8. Construction is to start within two years, after starting the construction it to be completed within one year.

**LOOKING FOR  
AN AFFORDABLE  
LOT TO BUILD  
YOUR DREAM  
HOME?**

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*Blaze a trail to  
Burlington, Wyoming  
we have just what you  
are looking for.*

## **OTHER TIDBITS**

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- 1.** Lots sizes are 1/4 & 1/2 acres
- 2.** At this time all the streets are gravel. They are Husky Avenue, Park Avenue, School Avenue, Big Horn Street & Tatman Street.
- 3.** Each lot owner owns a share of irrigation water from the Greybull Valley Irrigation and Lower Sunshine reservoir.
- 4.** Water and sewer to the lots are connected to the Burlington Town Water and Sewer Systems.
- 5.** Utilities are provided by Big Horn Rural Electric Company, Tri-County Telephone and Wyoming Gas.
- 6.** Will have raw water for irrigation. After hookups you will have domestic water, sewage disposal and utilities.
- 7.** Beautiful sunrises & sunsets included in lot price.
- 8.** Predominately farm community
- 9.** Good opportunity for home based business or to expand “downtown” retail area.
- 10.** Burlington is home to many businesses including a café, ice company and a convenience store.

## **WHY BURLINGTON?**

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- \*VERY affordable lots.
- \*Low taxes.
- \*Central location (Cody-45 minutes, Billings 2 hours, Basin/County Seat-30 minutes)
- \*Broadband Internet Access.
- \*Low Crime, safe school & parks for children.
- \*New K-12 School as of 2006  
Home of the Burlington Huskies in Big Horn School District No. 1.
- \*Spectacular views of the Big Horn & Rocky Mountains.
- \*Fishing, camping, boating, hiking nearby.
- \*Clean air & starry skies.
- \*Historic location on the Bridger Trail
- \*Country living with city type utilities.
- \*Reasonable & fair covenants

**For more information or current prices call 1-307-762-3502.**

**Office hours are Monday-Friday 8:30-12:30.**