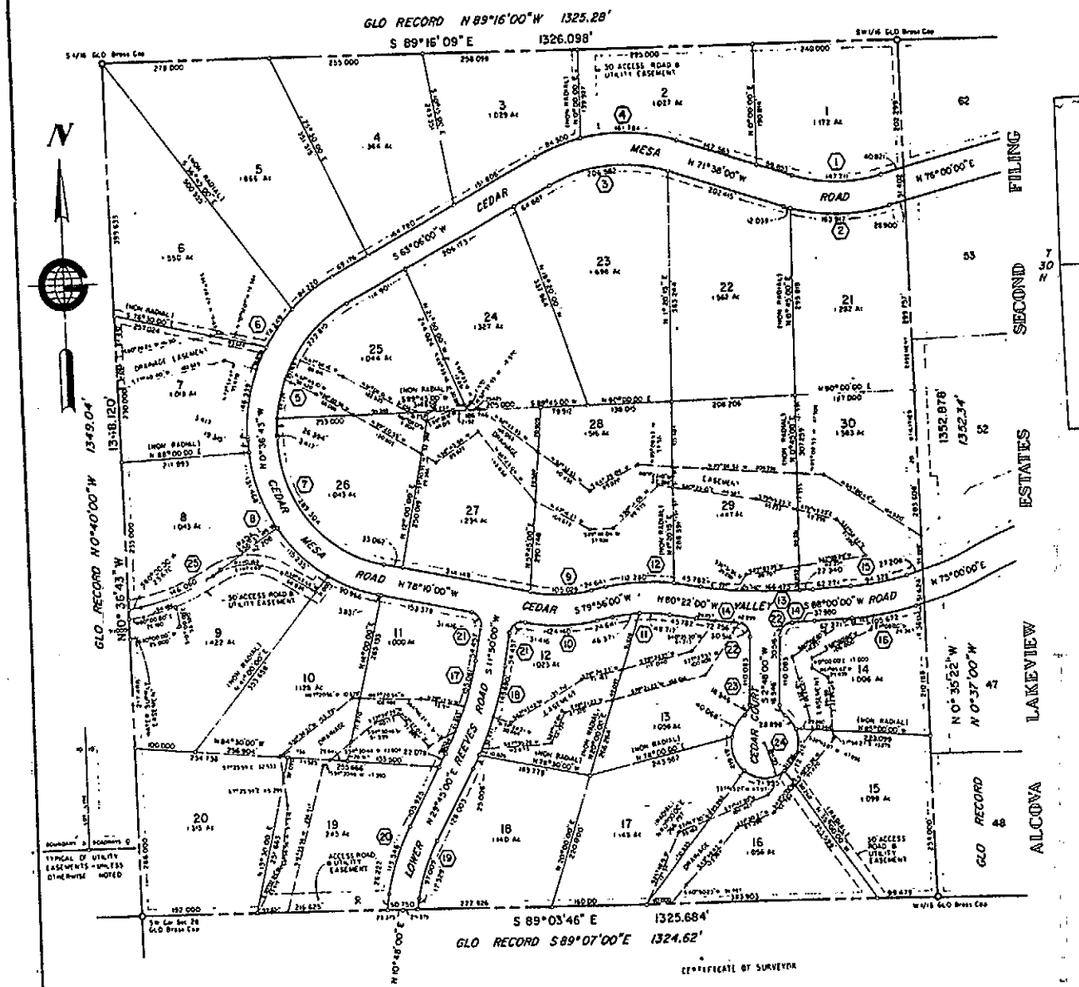
Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

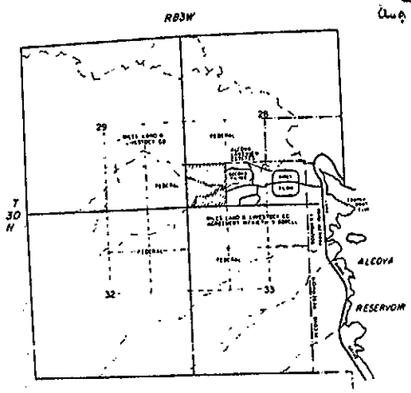
2711669

127 4

110 127-A
ALCOVA WEST RANCHETTES
RECORDED Aug. 29, 1979
INSTR. # 271669

PLAT OF
ALCOVA WEST RANCHETTES
BEING A SUBDIVISION OF
SW 1/4 SW 1/4 SECTION 28,
T30N, R83W, of the 6th P.M.
Natrona County, Wyoming
SCALE 1" = 100'





VICINITY MAP
SCALE 2000

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	32°22'00"	261.479'	147.731'	75.884'
2	32°22'00"	311.479'	175.956'	90.355'
3	65°16'00"	261.479'	296.582'	169.022'
4	65°16'00"	311.479'	246.085'	129.869'
5	63°42'43"	224.812'	249.309'	139.259'
6	63°42'43"	274.812'	304.868'	170.378'
7	77°33'17"	213.732'	289.304'	171.706'
8	77°33'17"	263.732'	365.984'	211.874
9	21°54'00"	274.381'	105.029'	53.163'
10	21°54'00"	324.381'	124.140'	62.833'
11	19°42'00"	276.557'	95.089'	48.018'
12	19°42'00"	326.557'	112.280'	56.700'
13	11°38'00"	929.930'	188.813'	94.732'
14	11°38'00"	979.930'	198.965'	99.826'
15	12°00'00"	415.737'	94.378'	47.367'
16	13°00'00"	465.737'	105.677'	53.064'
17	17°55'00"	495.871'	155.061'	78.169'
18	17°55'00"	545.871'	170.656'	86.051'
19	18°52'00"	293.310'	97.009'	48.952'
20	18°52'00"	343.310'	113.546'	57.296'
21	90°00'00"	20.000'	31.416'	20.000'
22	83°25'14"	20.000'	30.516'	19.120'
23	53°07'48"	20.000'	18.546'	10.000'
24	---	55.000'	274.790'	---
25	23°22'11"	358.099'	146.060'	74.060'

LEGEND AND GENERAL NOTES

- 5/8" Rebar With Aluminum Cap Appropriately Marked, Except, Drainage Easements Are Not Monumented

Tangent Bearings For Centerline Of Roads Are Shown On Plat

Domestic Water To Be Furnished To Each Lot By Alcova West Ranchettes Property Owners Association, Inc.

NO PUBLIC SEWERAGE SYSTEM - Sewer Systems Will Be Individual Septic Tanks

NO PUBLIC MAINTENANCE OF ROADWAYS - Maintenance Will Be The Responsibility Of Alcova West Ranchettes Property Owners Association, Inc.

Base Bearing Of This Survey - N89°07'00"W G.L.O. Record Bearing On The South Line Of Section 28 Between The East 1/16 Corner And South 1/4 Corner

(2) Curve Number

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, B. F. Cronin, of Casper, Wyoming do hereby certify that this plat was prepared from notes taken during an actual survey made by C. L. Doudell, Wyoming Land Surveyor Registration No. 522, between October 5, 1976 and October 8, 1976 of the perimeters of the SE1/4 SW1/4, SW1/4 SW1/4 of Section 28, T30N, R83W of the 6th P.M., Natrona County, Wyoming, and NW1/4 NW1/4, NE1/4 NW1/4 and NW1/4 NE1/4 of Section 33, T30N, R83W of the 6th P.M., Natrona County, Wyoming; that this plat correctly represents a portion of said surveys and the foregoing "ALCOVA WEST RANCHETTES" a subdivision in Natrona County, Wyoming; that all boundaries, lots and roadways are or shall be well and accurately marked and identified, all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian; that the field closure of the survey of said SW1/4 SW1/4 is 1:65228 before adjustment and 1:1,780,051 after adjustment using the Crandall Method of Adjustment; all being true and correct to the best of my knowledge and belief.

B. F. Cronin
B. F. Cronin
Wyo. P.E. & L.S. Reg No. 381

The foregoing instrument was acknowledged before me by B. F. Cronin, this 19th day of June, 1979.

Witness my hand and official seal.

My commission expires: August 4th, 1982

C.L. DOUDELL - Notary Public
County of Natrona — State of Wyoming
My Commission Expires Aug. 4, 1982

C. L. Doudell
Notary Public

PLANNING, PLAT, & SURVEY
GLOBAL ENGINEERING & LAND SURVEYING INC.
NUMBER 2 ENGLISH DRIVE — CASPER, WYOMING
410 SOUTH CACHE — (MEASOR, WYOMING)

JUNE 13, 1979

OWNER / SUBDIVIDER

A Joint Venture known as "ALCOVA WEST RANCHETTES", Composed of Dennis H Lower, 85 Magnolia, and John A. Reeves, 525 Intermountain Building, Casper, Wyoming

CERTIFICATE OF DEDICATION

Know all men by these presents, that Alcova West Ranchettes, A Joint Venture composed of Dennis H. Lower and John A. Reeves of Casper, Wyoming, owners, have laid out, platted and subdivided the following subdivision located in and being all of the SW 1/4 SW 1/4 Section 28, T30N, R83W of the 6th P.M., Natrona County, Wyoming and that this plat is in accordance with the field notes and is with the free consent of the undersigned owners and proprietors of said lands which are the same lands, described by metes and bounds as follows:

Beginning at the southwest corner of said Section 28, which is monumented by a standard General Land Office Brass Cap in place;

thence along the west line of said Section 28 and west line of the SW1/4 SW1/4, N0°36'43"W a distance of 1348.120 feet to the S1/16E corner on the west line of said Section 28, which is monumented by a standard General Land Office Brass Cap in place;

thence along the north line of the SW1/4 SW1/4 of said Section 28, S89°16'09"E a distance of 1327.098 feet to the S1/4E corner of said Section 28, which is monumented by a standard General Land Office Brass Cap in place;

thence along the east line of the SW1/4 SW1/4 of said Section 28, S0 35'32"E a distance of 1352.878 feet to the E1/16 Corner on the west line of said Section 28, which is monumented by a standard General Land Office Brass Cap in place;

thence along the south line of the SW1/4 SW1/4 and south line of said Section 28, N89°03'46"W a distance of 1325.684 feet to the southwest corner of said Section 28 and point of beginning.

encompassing an area of 41.094 acres more or less;

and as appears on this plat shall be known as "Alcova West Ranchettes", a subdivision in Natrona County, Wyoming. The Joint Venture in recording this plat has designated certain areas as Cedar Mesa Road, Cedar Valley Road, Cedar Court, and certain areas as "Access Road" into various lots, which areas are reserved for the use and enjoyment of the owners of lots in the subdivision and for transfer in Alcova West Ranchettes Property Owners Association, Inc., that the areas designated upon this plat as "Drainage Easements" shall not have any building, dwelling, or feature constructed within their limits, all in accordance with the "Protective Covenants" covering the subdivided land and recorded in Natrona County records in Book _____ at Page _____ on _____, 19__.

The areas so designated are not dedicated by the Joint Venture for use by the general public but are rather dedicated to the common use and enjoyment of the homeowners in Alcova West Ranchettes and such other persons as provided in the Declaration referred to above. Said Declaration is by this reference herein incorporated and made a part of this plat as if set forth at length.

The undersigned owners and proprietors of said foregoing subdivision and the lands therein contained, waive and relinquish all rights they may have thereto by virtue of the Homestead Exemption laws of the State of Wyoming.

Dated at Casper, Wyoming this 21st day of June, 1979

ALCOVA WEST RANCHETTES, A Joint Venture

Dennis H. Lower, Partner

John A. Reeves, Partner

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was Acknowledged before me by Dennis H. Lower and John A. Reeves this 21st day of June, 1979.

Witness my hand and official seal.

My commission expires February 25th, 1982

SUSAN V. BRAUN - Notary Public
County of Natrona — State of Wyoming
My Commission Expires Feb 25 1982

Notary Public

APPROVALS

Approved by the Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 24 day of Aug, 1979.

ATTEST: _____
County Clerk — By: Term = Dep'y Comm

Chairman of the Board

Inspected and approved on the 11th day of July, 1979

County Surveyor

Inspected and approved on the _____ day of 6-27, 1979

County Health Officer

Inspected and approved on the 29th day of August, 1979

County Planner

Filed for record in the Office of the County Clerk of Natrona County Wyoming on this 29th day of Aug, 1979.

County Clerk

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

WARRANTY DEED (CORPORATION)—FORM NO. 186

WARRANTY DEED

43

THIS INDENTURE, made the 19th day of August, 1977, by and between the MILES LAND AND LIVESTOCK CO., a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Natrona the GRANTOR, and KEITH V. ASBELL, W. R. ASBELL and HENRY A. HITCH, JR., whose address is Post Office Box 40, Casper, Wyoming 82602, the GRANTEE, WITNESSETH:

That the grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration Dollars ($) in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee, all that certain tract, lot, piece, and parcel of land situated in the County of Natrona, State of Wyoming, and described as follows, to-wit:

SW/4SW/4, Section 28, Township 30 North, Range 83 West, 6th P. M., consisting of 40 acres, more or less;

Subject to recorded reservations, easements, rights-of-way and taxes for the current year.

Grantor reserves to itself, its successors and assigns the right to cross the above described land on constructed roads and rights-of-way provided by Grantees to afford ingress and egress to Grantor and its utilities to its retained lands.

Grantor further grants to Grantees, their heirs and assigns, the right to use that certain easement heretofore received by Grantor from the Bureau of Reclamation of the United States Department of the Interior covering a 66 foot wide roadway and utility easement from Lake Shore Drive across SE/4SE/4 of said Section 28.

RECORDED Aug. 23 19 77 AT 11:17 O'CLOCK AM
IN BOOK 279 OF Deeds. PAGE 536
NO. 218133 JOHN L. TOBIN COUNTY CLERK

MICROFILM — 14 — 1373

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

(SEAL)
Attest:
J. H. Miles
Secretary.

MILES LAND AND LIVESTOCK CO.
By J. H. Miles
J. H. Miles, President

THE STATE OF WYOMING,
County of Natrona } ss.

On this 19th day of August, 1977, before me personally appeared J. H. Miles to me personally known, who, being by me duly sworn, did say that he is the President of MILES LAND AND LIVESTOCK CO. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said J. H. Miles acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 4th day of August A. D. 1979

Given under my hand and notarial seal this 19th day of August A. D. 1977

C. M. Granell
Notary Public.

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Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

RECORDED AUG 29 1979 AT 12 O'CLOCK PM
INSTRUMENT NO. 216170
JOHN J. TOMIN COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS - ALCOVA WEST RANCHETTES

SUBDIVISION AGREEMENT

THIS AGREEMENT, made and entered into this 24th day of August, 1979, by and between the Board of County Commissioners, Natrona County, Wyoming, hereinafter referred to as "Board", and John A. Reeves, Partner, and Dennis H. Lower, Partner, hereinafter designated as "Owner".

W I T N E S S E T H:

WHEREAS, owner is the legal owner of all lands which comprise Lots 1-30, inclusive, Alcova West Ranchettes Subdivision, a subdivision of Natrona County, Wyoming, a copy of a plat which is attached hereto as Exhibit "A", and made a part hereof; and

WHEREAS, the owner has requested that the Board of County Commissioners approve said plat under the terms and conditions of the Wyoming State Statutes; and

WHEREAS, the owner, by this agreement, seeks to assure the Board that he will complete various steps required by the Board to perfect the subdivision and further covenants to the Board that all work done will be in accordance with this agreement; and

WHEREAS, it is the mutual desire of the parties hereto to establish a written record of this agreement with respect to said subdivision and the development thereof, whereupon the Board will approve the subdivision plans under the provisions of the Wyoming State Statutes.

NOW, THEREFORE, the parties hereto agree as follows:

I.

OBLIGATIONS OF OWNER

The owner, within 60 days after receiving written direction from the Board, shall, at his sole cost and expense, do or cause to be done the following:

1.1 Surveying:

A. Set all subdivision corners and 1/16th corners with 2" diameter brass caps, in concrete, showing the number of the corner, identifying initials of the surveyor or company making the survey. If the

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original outside boundary marker is in a location likely to be obliterated or destroyed, i.e., roadway, alley, etc., it shall be adequately witnessed with at least two monuments of equal quality to those required above.

B. Block and lot corners, points of tangency (PT's) and points of curve (PC's) of all curves shall be marked by No. 5 rebar with metal caps identifying the corners and driven flush with the ground surface. Points of intersection (PI's) and points of return (POR's) of all blocks and the PT's and PC's of all curves shall be marked after initial dirt moving work has been completed to avoid the necessity of marking block and lot corners twice, all of which shall be in place at the time the final inspection is made by the acting County Surveyor and upon completion of the roadway construction.

1.2 Roadway Classification:

A. All roadways within said subdivision shall be classified as minor residential roadways with 50'0" rights-of-way, 36'0" earthgrade widths, two 12'0" travelways, two 3'0" shoulders at 6:1 slope, and two 7'0" borrow pits. The roadways shall be graveled and have a minimum of 6" of grading "W", as defined by the Wyoming Highway Department Specifications, 1974 Edition.

B. Access to Lot 20 shall be provided by a 30' access and utility easement located along the southern boundary of Lot 19. Said access and utility easement shall be graveled and have a minimum of 6" of grading "W", as defined by the Wyoming Highway Department Specifications, 1974, Edition.

C. The acting County Surveyor based upon a soils test prepared and certified by the owner or owner's engineer, may alter the above construction standards.

1.3 Construction of Roadways:

A. All work done on roadways within the subdivision shall conform to the specifications set forth herein and shall cover the preparation and placing of crushed aggregate base surfacing on roads within the County. Prior to the construction of aggregate base surfacing, all soils tests shall be submitted to the acting County Surveyor for his review and approval.

B. Crushed Base Aggregate:

Gravel used for crushed base surfacing shall be composed of clean, hard, durable, natural stone or aggregate having the following gradations after crushing is completed.

Sieve Size	% Passing by Weight Minimum	Maximum
1"	95	100
3/8"	70	95
#4	40	60
#8	30	50
#200	3	12

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The crushed stone shall have a percentage of wear not more than 50% when tested in accordance with A.A.S.H.O. T96 (Los Angeles Abrasion Test).

The fraction passing the No. 4 sieve shall have a plasticity index of not greater than 6, as determined by A.A.S.H.O. T-89, T-90 and T-91.

The fraction passing the No. 4 sieve shall be composed of at least 35%, by weight, of particles having at least one fractured face.

There shall be no soft lumps, clay balls, or thin elongated stones, in excess of 3% of the total sample.

C. Placement of Crushed Base:

A crushed base must be applied in accordance with the Natrona County Standards and subject to the approval of the acting County Surveyor.

1.4 Construction Sequence:

All roadways within the subdivision shall be constructed in an orderly sequence as the addition is developed and built upon, weather conditions permitting, so that there will be no gaps left in surfacing or other off-site improvements.

1.5 Maintenance of Roadways:

Maintenance of all roadways within the subdivision shall be via a service improvement district, as set forth in Sections 18-12-101 through 18-12-139, Wyoming State Statutes.

1.6 Certification:

The owner shall certify, in writing, that the roadways within the subdivision have been constructed to the specifications set forth in this agreement. The owner shall maintain the same for a period of one year from the date of certification, at which time the acting County Surveyor or other designated County official will inspect the construction thereof, for compliance with this agreement and the Natrona County Subdivision Regulations. The County will approve or disapprove said roadway construction, in writing, and so notify the owner. If said roadway construction is disapproved, the County shall notify the owner of the deficiencies. If the deficiencies are not corrected to the satisfaction of the Board within a specified time frame, the Board may proceed with legal action for non-performance of this agreement.

.7 Grading and Erosion Control:

A. Top soils shall be removed, stock piled and replaced.

B. Fill areas shall be filled in 6" lifts and compacted to optimum moisture and density.

C. Moisture content shall be within +2 or -4 percentage points of optimum.

D. Compaction shall be 95% of A.A.S.H.O. T-99.

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E. An approved erosion control plan must be submitted to the County Engineer and County Planner prior to approval of the final plat by the Board. Said erosion control plan shall be attached hereto as Exhibit "B".

F. The owner shall reseed all construction easements and exposed slopes, including approaches, in accordance with acceptable standards established for Natrona County. Said method of reseeding must be approved by the County Road and Bridge Superintendent and the County Planner.

G. The erosion control plan shall include a provision to prevent the overgrazing of the land by livestock as well as a conservation plan for the revegetation of the area.

1.8 Street Signs and Other Traffic Control Devices:

Street signs and other traffic control devices shall be furnished and erected at all intersections, regardless of other route markings in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways. This shall include the following:

A. Stop signs shall be 30" by 30" with a mounting height of not less than 6'. Said signs shall be mounted on a 2" galvanized pipe set in concrete and located on the right side of the roadway when approaching the intersection.

B. Street signs shall have a green background with white numbers or lettering (letters minimum of 4" in height). The signs shall be mounted on a 2" galvanized pipe set in concrete and located on the left side of the intersection, 5' off of the shoulder. The mounting height shall be 7' from the bottom of the sign.

1.9 Storm Sewer Requirements:

A. Minimum 18" diameter culverts shall be installed at all crossings and approaches and other locations, as required by the acting County Surveyor. Said culverts shall conform to the requirements of A.A.S.H.O. M-64 or A.S.T.M. A-142 for the specified diameter and strength class.

B. The owner shall provide the acting County Surveyor and County Planner with a complete plan or profile of all proposed drainage.

C. The owner shall certify, in writing, that the culverts have been installed to the specifications set forth in the Natrona County Subdivision Regulations and this agreement, and shall maintain the same for a period of not exceeding one year after the certification, at which time the acting County Surveyor or other designated County official will inspect the installation thereof, for compliance with this agreement and the Natrona County Subdivision Regulations. The County will approve or disapprove the installation of the culverts, in writing, and so notify the owner. If said culvert installation is disapproved, the County shall notify the owner of

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the deficiencies. If the deficiencies are not corrected to the satisfaction of the Board within a specified time frame, the Board may proceed with legal action for non-performance of this agreement.

1.10 Water Service:

Water Service shall shall be furnished to each lot by the Alcova West Ranchettes Property Owners' Association, Incorporated. Attached hereto as Exhibit "C" is a letter from Mr. W. J. Crouch, P.E., WY#331, certifying the adequacy of the water source. Also attached, as Exhibit "D" is a Permit to Construct the Alcova West Ranchettes Water System from the Department of Environmental Quality dated May 2, 1979.

1.11 Sewer Service:

Sewer service shall be the responsibility of each individual property owner, however, the Natrona County Health Department must approve the subdivision for the location of septic tank systems. In addition to approval by the Health Department, the owner must provide the Board with a copy of the percolation tests for each lot which must be certified by an engineer. Said test results shall be filed and recorded with the contract documents between the owner and the Board, and are attached hereto as Exhibit "E".

1.12 Utilities:

All utilities shall be underground.

1.13 Covenants:

The owner shall prepare and submit a copy of the covenants for said subdivision to the Board, which shall be attached hereto as Exhibit "F" and made a part hereof. The covenants shall conform to the zoning district in which the subdivision is located.

1.14 Financial Commitment:

In order to assure the Board that the owner has sufficient financial resources to complete the off-site improvements set forth in this agreement; such as, construction of roads, culverts, and the installation of street signs and other traffic control devices, as well as the implementation of an erosion control program; etc., the owner shall submit to the Board an irrevocable letter of credit, or post a performance bond in the amount of the estimated cost of the off-site improvements, as established and certified by the owner's engineer and approved by the Board. At the option of the Board, the Board may permit the owner to construct the off-site improvements in phases, under such terms and conditions as approved by the Board. If the owner is permitted to construct the off-site improvements in phases, the irrevocable letter of credit or performance bond may be reduced to the amount of the estimated cost of a specified phase of the off-site improvements, as certified by the owner's engineer, or the requirement of a performance bond or letter of credit may be waived. The owner agrees to complete the construction of all off-site improvements set forth in the first phase of development in accordance with this agreement, prior to the sale of lots in the second or any subsequent phase

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of the subdivision development. The owner, upon completion of construction of the off-site improvements for the specified phase of construction, shall notify the Board, in writing of their completion. If the off-site improvements are not rejected by the Board, or their designee, in writing, within 15 working days from the date of notification, the owner can assume that the specified phase of construction of said off-site improvements has been approved. The owner further agrees that if he deviates from the above without written approval from the Board, it shall be considered non-compliance with this agreement and the owner will be liable for any and all actions taken by the Board toward the enforcement of this agreement. In addition, the owner agrees to notify the Planning Director, in writing, seven (7) days prior to beginning said construction so that a proper inspection schedule can be established. If, in the opinion of the Board or its designee, the work is satisfactory and is progressing in a timely manner, the Board or its designee may issue an order to proceed to the next phase prior to completion of the previous phase.

1.15 Resubdivision of Lots:

The owner agrees that there will be no further subdivision of lots unless replatted and submitted to the Board for their approval.

1.16 Public Sites and Open Spaces:

The owner shall pay to the County a cash amount equal to 6% of the raw land value of the total land area of the subdivision for parks, playgrounds or other public uses. For the purposes of this agreement, the raw land value has been determined to be $ 40,000.00, which will require the owner to make a cash contribution equal to $ 2,400.00.

1.17 Fire Hydrants:

The owner shall install one (1) fire hydrant at the intersection of Cedar Valley Road and Cedar Court, as shown on Exhibit "A".

1.18 Restricted Uses:

The owner hereby agrees to prohibit apartment development within the subdivision by deed restriction and by covenant.

1.19 Compliance with Applicable State Laws:

The owner agrees to comply with all State laws and rules and regulations promulgated thereunder.

1.20 Hold Harmless Clause:

The owner further specifically agrees to hold the Board and any persons acting by and through the Board harmless from any claims or causes of action whatsoever brought against it as a result of the owner's negligence in complying with the terms of this agreement, and further to indemnify the Board and all persons acting by, through and under the Board from any claims or causes of action whatsoever arising out of the owner's negligence in com-

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plying with this agreement. Further, that this hold harmless clause and indemnification shall expire upon completion of the terms of this agreement by the owner.

II.

OBLIGATIONS OF BOARD

The Board shall rezone or cause to be rezoned Lots 1-30, inclusive, Alcova West Ranchettes Subdivision, a subdivision of Natrona County, Wyoming, from O-D (Open District) to R-M (Mixed Density Residential) with the provision that no apartment development will be permitted.

THIS AGREEMENT shall be binding upon and shall insure to the benefit of all parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written above.

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

John P. Burke, Chairman

Commissioner

Commissioner

ATTEST:

My Term As Clerk Expires
January 3, 1983

OWNERS - ALCOVA WEST RANCHETTES

John A. Reeves, Partner

Dennis I. Lowe, Partner

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Compliments of:
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ACKNOWLEDGMENT

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by John P. Burke, Chairman; and Nat Fowler, Commissioner; and _____, Commissioner: this 24 day of August, 1979.

Witness my Hand and Official Seal.

JOEVA BENARDIS NOTARY PUBLIC MY COMMISSION EXPIRES Apr. 1, 1983 Natrona County, Wyoming

Joeva Benardis
Notary Public

My Commission Expires:

April 1, 1983

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by John A. Reeves, Partner; and Dennis H. Lower, Partner; this 22nd day of August, 1979.

Witness my Hand and Official Seal.

Stella Terry
Notary Public

My Commission Expires:

STELLA TERRY - Notary Public
County of Natrona State of Wyoming
My Commission Expires Jan. 14, 1983

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

EXHIBIT "B"

EROSION CONTROL CONSERVATION PLAN

Date: June 21, 1979

Name of Applicant: Alcova West Ranchettes, a Joint Venture *

Business Address: 526 Intermountain Bldg. Ph. 234-9103

Home Address: 3210 Green Meadow Drive Ph. 235-6785

Subdivision: Alcova West Ranchettes

*The Joint Venture is composed of Dennis H. Lower and John A. Reeves, both of Casper, Wyoming.

I, Alcova West Ranchettes, hereby submit to the Board of County Commissioners, Natrona County, Wyoming, a plan to remove the natural top soil, trees, and other vegetation and alter the existing contours through grading for the construction of roadways, utility installations, building sites or development in the Alcova West Ranchettes Subdivision, which is located 38 miles SW of the City of Casper and is more specifically identified on the attached plat or drawing.

If approved by the Board, this soils erosion plan shall:

A. Become a part of the written agreement between the owner and the Board; and

B. Become a part of the covenants established by the owner.

The soils erosion plan shall consist of the following information:

1. Total acres of land in the subdivision. 41.094

* 2. Total acres of land in the subdivision to be exposed through grading for the construction of roadways, utility installations, building sites or development. 8 Ac. (The area will be left in its natural state as much as possible. No area grading is contemplated)

3. The soil classification(s), in accordance with the Unified Soils Classification System. SCS Soils report attached

If more than one soil classification is involved, a map showing the soil classifications shall be attached.

4. A map showing the existing and proposed contours 2nd plat as submitted to the Planning Commission in November, 1978 is attached.

5. The type of vegetation to be removed from the exposed areas (major types and common names only). Native grasses, buck brush and Juniper trees.

6. Maximum slope of the exposed areas (cut slope, fill slope, etc.) 1k:1 Cut Slope; 2:1 Fill Slope (Roadway work)

7. The proposed method of stripping, storing and replacing of top soil. No special provision for roadway construction. Top soil in utility easements and for landscaping homesites will be stock piled and replaced as appropriate.

If special erosion problems exist, check the appropriate: (a) ___ Active sand dunes; (b) ___ Alkali areas; (c) Bentonite areas; (d) X Other.

The following procedure is required: When stripping top soil from the designated area; brush, grass, agricultural crops or other suitable material shall be retained as mulch and incorporated into the top soil. Unless the top soil can be placed directly on the prepared slopes or exposed areas, the top soil shall be stockpiled for future use to cover embankments, cut slopes and other exposed areas. The top soil shall be placed in a uniform manner to a depth commensurating with the quality of top soil available and the area to be covered. Top soil shall be keyed to the underlying material by scarifying along contours to a

*This is a recreational area designed for summer residence with the intention of leaving everything in its natural enviromental condition as much as possible.

hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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depth of approximately six inches. In urban type developments, which have a density of 3 units per acre or more, the owner, during the time the exposed area is being re-vegetated or built upon, shall control blowing dust by either watering or installing snow fence in accordance with Section 10.

8. The proposed method of reseeding or revegetation of the exposed areas. Suitable areas shall be scarified, seeded, fertilized, and mulched. Work will be performed in early fall, 1979 or thereafter as work progresses.

The following procedure is required: Prior to seeding the slopes, the slopes shall be graded along contours to the designated grade and, where necessary, top soil shall be uniformly spread along contours in accordance with acceptable conservation practices. After the top soil has been uniformly spread, the area shall be scarified along the contours to a depth of approximately six inches leaving furrows. The surface shall be left in an uncompacted, workable condition ready for mulching and re-vegetation. Areas not suitable for scarifying shall be left in a condition satisfactory to the Board or the Board's designee. After the slope or exposed areas have been prepared, the owner shall broadcast commercial fertilizer at a recommended rate based upon a soils analysis, or 40 pounds of available nitrogen and 20 pounds of available phosphorus per acre. Grain straw or grass hay shall then be used at a minimum rate of two tons per acre and anchored to the surface with a disk or coulter mulching machine. The area shall then be seeded using a grain drill with a grass seed attachment or special grass drill. The seeding requirements shall be in accordance with Exhibit "A". Planting depth shall be 1/2 inch to 1½ inches. Seeding shall be applied between the time the frost leaves the ground in the Spring and before the frost enters the ground in the Fall. The preferable period of seeding is early Spring or late Fall. Should the owner seed the area through the hot months, he would be required to water. Seeded areas must be protected until the new grass seedlings are thoroughly established. Hydraulic mulching will be acceptable after the grass seed has been drilled. Excelsior mats will be acceptable in lieu of mulching.

9. The proposed method of maintaining slopes or exposed areas after mulching and seeding. If problem areas develop, they will be regraded, scarified, and replanted.

The following procedure is required: Once an area is mulched and seeded, all surface exposure (grazing and vehicular traffic) shall be prohibited. Reseeding, if necessary, shall follow the procedures outlined in Section 8.

10. The proposed method of controlling wind erosion on those areas that are developed at a time when grass seeding is not practical or the exposed areas will lie fallow for a short period of time (less than 6 months) snow fences will be erected or small areas covered with burlap.

The following procedure is required: Snow fences shall be located at right angles to the prevailing winds and spaced at intervals of approximately 50 feet. The first fence must be located at the windward edge of the exposed area and continue across the entire site.

hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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11. The proposed method of controlling water erosion on steep slopes or other applicable areas. Water erosion will be controlled by ditching or dyking to natural drains, revegetation, and by jute matting as appropriate in each individual instance.

The following procedure is required: Matting strips (jute matting) or excelsior blankets shall be placed on the prepared slope or other exposed areas parallel to the flow of water. Each strip or blanket shall be laid flat without stretching. When jute matting strips or excelsior blankets are used to prevent erosion, the surface shall be prepared, seeded and fertilized as specified above. When more than one strip or blanket is required to cover an area, matting shall be overlapped four inches along the edges and ends. The matting shall be held in place by means of staples driven vertically into the soil. Staples shall be spaced not more than three feet apart in three rows for each strip or blanket, with one row along each side and one row alternately spaced in the middle. All ends of the matting or blanket shall be stapled. Matting shall be spread evenly and smoothly and in contact with the soil at all points. The matting shall be pressed into the soil with a light lawn roller or similar method.

12. The owner may submit to the Board for their review and approval an alternate method of erosion control other than that required in paragraphs 7 through 11, inclusive. The alternate method shall be denied within 45 days after officially being submitted to the Board, or the owner can assume that the alternate method has been approved by the Board.

13. If the owner fails to initiate or complete the above Erosion Control Conservation Plan, and if the County, at its sole discretion completes any erosion control conservation program that is acceptable and approved by the Board, the owner agrees to pay to the County all costs incurred in initiating and completing the erosion control conservation plan that is acceptable and approved by the Board.

14. This Erosion Control Conservation Plan shall be binding upon and shall inure to the benefit of all parties hereto, their successors and assigns.

15. The Conservation District is available for consultation on erosion control projects on a voluntary basis.

16. Review and recommendations by the Board or authorized designee:

_____

_____

_____

_____

_____

OWNER OR AGENT

_____

Date_____

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

John P. Bumbl
Chairman or Authorized Designee

Date Approved 8-24-29

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EXHIBIT "A"

SEEDING TABLE FOR CRITICAL AREA PLANTING

	S=Sod Former B=Bunchgrass	Sandy Soils	Loam Soils	Clay Soils	Wet Soils	Saline Soils	Drilled Seedings PLS/Acre Dryland 1/	Drilled Seedings PLS/Acre Irrigated 1/
Introduced Grasses:								
Crested Wheatgrass	B	x	x	x			12	24
Garrison Foxtail	S				x		10	20
Intermediate Wheatgrass	S	x	x	x			14	28
Kentucky Bluegrass	S		x	x			26	12
Pubescent Wheatgrass	S	x	x	x			14	28
Reed Canarygrass	S				x		6	12
Smooth Bromegrass	S		x	x			14	28
Tall Fescue	B			x		x	10	20
Tall Wheatgrass	B			x		x	16	32
Timothy	B				x		3	6
Native Grasses:								
Canada Wildrye	B	x					12	24
Green Needlegrass	B		x	x			10	20
Sheep Fescue (Durar)	B	x	x	x			3	6
Indian Ricegrass	B	x					12	24
Prairie Sandreed	S	x					5	10
Slender Wheatgrass	B	x	x	x		x	8	16
Streambank Wheatgrass	S	x	x				10	20
Thickspike Wheatgrass	S	x	x				12	24
Western Wheatgrass	S		x	x	x	x	12	24
Legumes: 2/								
Alfalfa		x	x	x			10	20
Sweet Clover		x	x	x		x	7	14
White Clover					x		3	6

1/ When broadcast seeder is used, the seeding rate will be doubled.

2/ All legumes will be innoculated with appropriate culture.

P.L.S. = Purity of seed (X) germination

USDA-SCS-WY January 1979

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ACKNOWLEDGMENT

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by John A. Reeves

_____, this 21st day of June, 1979.

Subscribed and Sworn to this 21st day of June, 1979.

SUSAN V. IRWIN - Notary Public
County of Natrona
State of Wyoming
My Commission Expires Feb. 23, 1982

Notary Public

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by _____

_____, this _____ day of _____, 1979.

Subscribed and Sworn to this _____ day of _____, 1979.

_____
Notary Public

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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W. J. CROUCH & ASSOCIATES
PETROLEUM ENGINEERS
Phone 307/234-8562
528 Intermountain Bldg. P. O. Box 1528
CASPER, WYOMING 82602

EXHIBT "C"

July 26, 1979

Mr. John A. Reeves
Mr. Dennis H. Lower
Alcova West Ranchettes
526 Intermountain Bldg.
Casper, Wyoming 82601

RE: Alcova West Ranchettes
Water Well #1 Lower
State Engineer Permit #UW-44932
Alcova Lake, Wyoming

Gentlemen:

This letter is to serve as my certification that the captioned well on your Alcova West Ranchettes is more than adequate to serve domestic water use for thirty lots.

I completed this well on October 27, 1978 cementing the casing from the top of the water sand to the surface with 135 sacks of cement, 2% CaCl. The cement circulated resulting in an excellent cement job from top to bottom. This well, on the initial test, was pumped for a total of 114 hours at an average rate of 14.5 gallons per minute (pump capacity). There was no draw down on the fluid level, which is at 206' from the surface. Water level was checked every 24 hours. There was an estimated 99,180 gallons of water produced with no draw down.

I hope this information is sufficient, if not please do not hesitate to call.

Very truly yours,

W. J. Crouch, P.E., WY#331

WJC:si

WILLIAM J. CROUCH
WYOMING
LICENSE
No. 331
PROFESSIONAL ENGINEER

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PERMIT TO CONSTRUCT

EXHIBIT "D"

/X/ New

/__/ Renewal Permit No. 79-69R

/__/ Modified

Alcova West Ranchettes Water System
(Name of Facility)

This permit hereby authorizes the applicant:

Reeves, John A.
(Last) (First) (Middle)

526 Intermountain Building
(Street or P.O. Box)

Casper Natrona Wyoming 82601
(City) (County) (State)

to construct, install, or modify a public water supply (distribution system) facility located in Sec. 28, T30N, R83W
(Legal Description)

in the County of Natrona, in the State of Wyoming. This permit shall be effective for a period of two years from the date of issuance of this permit not to exceed five (5) years.

REGISTERED PROFESSIONAL ENGINEER ROBERT E. SUNDIN NO. 285 STATE OF WYOMING

AUTHORIZED BY:

William L. Garland
Administrator
Water Quality Division

Robert E. Sundin
Director
Wyoming Dept. of Environmental Quality

May 2, 1979
Date of Issuance

"The authority to construct granted by this permit does not mean or imply that the Wyoming Department of Environmental Quality guarantees or insures that the permitted facility, when constructed, will meet applicable discharge permit conditions or other effluent or operational requirements."

This permit does not supercede the requirements for obtaining a Septic Tank Permit from Natrona County Health Department.

EXHIBIT "E"

GLOBAL
ENGINEERING & LAND SURVEYING, INC.
PHONE (307) 234-4394 • P. O. BOX 532
CASPER, WYOMING 82601

ALCOVA WEST RANCHETTES

PERCOLATION TEST RESULTS

Test Dates: 5/23/79
5/24/79
5/30/79

Job No. 278C-3680

LOT NO.	HOLE DEPTH (In.)	LENGTH OF INTERVAL (Min.)	STARTING DEPTH TO WATER (Inches)	ENDING DEPTH TO WATER (Inches)	DROP IN WATER LEVEL (Inches)	AVERAGE PERCOLATION RATE (Min./Inch)
1	36	10	19	23.5	4.5	
		10	19	22	3	
		10	19	22	3	2.9
2	36	10	24	28.75	4.75	
		10	24	27.88	3.88	
		10	24	27.38	3.38	2.5
3	36	10	24	27	3	
		10	24	27.38	3.38	
		10	24	26.5	2.5	3.4
4	36	10	25	25.75	0.75	
		10	25	26	1	
		10	25	25.75	0.75	12
5	36	10	25	25.75	0.75	
		10	25	26	1	
		10	25	26	1	10.9
6	36	10	24	26.12	2.12	
		10	24	25.5	1.5	
		10	24	25.75	1.75	5.6
7	36	10	26.5	28	1.5	
		10	26.5	28	1.5	
		10	26.5	27.5	1	7.5
8	36	10	26	28.5	2.5	
		10	26	28.25	2.25	
		10	26	28	2	4.4

(Continued on Sheet 2)

hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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ALCOVA WEST RANCHETTES

PERCOLATION TEST RESULTS

Sheet 2

LOT NO.	HOLE DEPTH (In.)	LENGTH OF INTERVAL (Min.)	STARTING DEPTH TO WATER (Inches)	ENDING DEPTH TO WATER (Inches)	DROP IN WATER LEVEL (Inches)	AVERAGE PERCOLATION RATE (Min./Inch)
9	36	10	27	27.5	0.5	
		10	27	28.5	1.5	
		10	27	27.75	0.75	10.9
10	36	10	25	27	2	
		10	25	26.5	1.5	
		10	25	26	1	6.7
11	36	10	27.5	31.5	4	
		10	27.5	30	2.5	
		10	27.5	29	1.5	3.75
12	36	10	30	34	4	
		10	30	33.25	3.25	
		10	30	32.5	2.5	3.1
13	36	10	25	26	1	
		10	25	25.5	0.5	
		10	25	25.5	0.5	15
14	36	10	20	26	6	
		10	20	25	5	
		10	20	24.25	4.25	2
15	36	10	29	33	4	
		10	29	31	2	
		10	29	31	2	3.75
16	36	10	28	29	1	
		10	28	28.5	0.5	
		10	28	30.5	2.5	7.5
17	36	10	29	31	2	
		10	29	29	0	
		10	29	29.5	0.5	12
18	36	10	25.25	27	1.75	
		10	25.25	26.5	1.25	
		10	25.25	26.25	1	7.5
19	36	10	24	28.12	4.12	
		10	24	27.12	3.12	
		10	24	27	3	2.9
20	36	10	24	24.88	0.88	
		10	24	24.75	0.75	
		10	24	25	1	11.4
21	36	10	23	23	0	
		10	23	23.75	0.75	
		10	23	24	1	17.1

(Continued on Sheet 3)

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ALCOVA WEST RANCHETTES

PERCOLATION TEST RESULTS

Sheet 3

LOT NO.	HOLE DEPTH (In.)	LENGTH OF INTERVAL (Min.)	STARTING DEPTH TO WATER (Inches)	ENDING DEPTH TO WATER (Inches)	DROP IN WATER LEVEL (Inches)	AVERAGE PERCOLATION RATE (Min./Inch)
22	36	10	22	27.75	5.75	
		10	22	26	4	
		10	22	25.25	3.25	2.3
23	36	10	23	27	4	
		10	23	25.25	2.25	
		10	23	26	3	3.2
24	36	10	26	32	6	
		10	26	32	6	
		10	26	32	6	1.7
25	36	10	24	25.12	1.12	
		10	24	25	1	
		10	24	24.88	0.88	10
26	36	10	28	30	2	
		10	28	29.75	1.75	
		10	28	29.25	1.25	6
27	36	10	29	31	2	
		10	29	31	2	
		10	29	30.25	1.25	5.7
28	36	10	29	31.5	2.5	
		10	29	31.25	2.25	
		10	29	30.75	1.75	4.6
29	36	10	27	33	6	
		10	27	33	6	
		10	27	29	2	2.1
30	36	10	27	29	2	
		10	27	27.25	0.25	
		10	27	28.25	1.25	8.6

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EXHIBIT "F"

PROTECTIVE COVENANTS

Conditions, Covenants, Restrictions and Easements Affecting Property of the Alcova West Ranchettes, a joint venture:

THIS DECLARATION, made this 29 day of August, 1978, by the Alcova West Ranchettes, a joint venture, hereinafter called the "Declarant":

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the real property described in Clause I of this Declaration, and is the desirous of subjecting the real property described in said Clause I to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall insure to the benefit of and pass with the said property, and each and and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof:

NOW, THEREFORE, Alcova West Ranchettes, a joint venture, hereby declares that the real property described in and referred to in Clause I hereof is, and shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

DEFINITIONS OF TERMS

"Building Site" shall mean any lot,or portion thereof, or any plot containing two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

"Company" shall mean the Alcova West Ranchettes, a joint venture.

CLAUSE I

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held and conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with the respect to the various portions therefore set forth in the various clauses and subdivisions of this Declaration is located in the County of Natrona, State of Wyoming, and is more particularly described as follows, to-wit:

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The SW¼SW¼ Section 28, Township 30 North, Range 83 West of the 6th P.M., Natrona County, Wyoming.

The Declarant may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereto.

CONDITIONS AND COVENANTS APPLICABLE TO THE AREA

The real property described above is subject to covenants, restrictions, conditions reservations, liens and charges hereby declared to insure the best use and most appropriate improvement of each site thereof; to protect the owners of such sites against such improper use of surrounding sites as will depreciate the value of their property; to preserve so far as practicable the natural beauty of said property; to guard against the erection or placement thereon of poorly designed or proportioned structures or trailer houses and mobile homes and structures built or trailer-houses or mobile homes constructed of unsuitable or improper materials; to insure the highest and best development of said property; to prevent haphazard and inharmonious improvement of or use of such sites and thereby to enhance the value of investments made by the purchasers of sites therein.

A. All sites in said tract shall be known and described as either building sites or sites for the location of trailer-houses or mobile homes. No residential building shall be erected, altered, placed or permitted to remain on any site other than one single-family dwelling not to exceed three stories or thirty-five in height from the ground level and containing not less than 600 square feet. No site shall contain more than one trailer-house or mobile home and any permanent trailerhouse placed thereon must be upon an appropriate foundation and skirted. Other out buildings incindental to residential use of the premises may be constructed thereon subject to the further terms hereof.

B. No building shall be errected, placed or altered and no trailerhouse or mobile home shall be placed on any premises in said development until the building plans, specifications and plot plan showing the location of such building have been approved, in writing, as to conformity and harmony of external design with existing structures in the development and as to location of the building with respect to topography and finished ground elevation by architectural committee composed of Dennis H. Lower and John A. Reeves, or by a representative designated by a majority of the members of said committee. In the event the committee fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the placing of such trailerhouse or mobile home or the making of such alterations has been commenced prior to the

race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The members of said architectural committee shall not be entitled to any compensation for services performed pursuant to this covenant.

C. No building and no trailerhouse or mobile home shall be located on any site nearer to the front lot line, rear lot line, side lot line, adjacent building site than the minimum set back lines shown on the recorded plat. In any event, no building and no trailerhouse or mobile home shall be located on any site nearer than twenty-five feet to the front lot line, or nearer than twenty-five feet to any street line, or nearer than twenty-five feet to an adjacent site. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building; provided, however, that this shall not be construed to permit any portion of a building on a site to encroach upon another site.

D. No store, apartment house, mobile home park, multiple family residences, boarding houses, shop, repair shop, repair garage, restaurant, dance hall or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any of the lots or tracts in said addition.

E. No noxious or offensive trade or activity shall be carried on upon any building site, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, basement, tent, garage, barn or other outbuilding erected on any lot or tract in the addition shall at any time be used for human habitation, except as herein provided.

G. Easements for installation and maintenance of utilities for the use and benefit of all lots and tracts in said addition are reserved as shown on the recorded plat of said addition. In any event, easements of ten feet from the lot lines and street lines shall be maintained.

H. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or any other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

I. No fence or fence posts of metal construction shall be erected. Any exceptions to this covenant must be approved by the architectural committee.

J. No oil drilling, oil development operations, oil refining,

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quarrying or mining operations of any kind shall be permitted upon or in any lot in said addition, nor shall oil wells, tanks tunnels, mineral excavations or shafts be permitted upon or in any lot or tract therein. No derrick or other structure designed for use in boring for oil or natural gas be erected, maintained or permitted upon any lot or tract therein.

K. Only individual sewage-disposal systems, or septic tanks, including drain fields, will be permitted and shall be contained within the building site and not be nearer to any street or lot line than twenty-five feet.

L. No individual water-supply systems shall be permitted on any lot without the approval of the architectural committee.

M. All construction shall be new and no building or buildings may be moved from another location to any site within this subdivision. Any exceptions must be approved by the architectural committee.

N. Each site shall have a structure to be used for the concealment of any and all garbage cans. In any event, garbage cans will not be permitted to be outside any structure on the building site.

O. No site, lot or tract shall be subdivided.

P. Ground floors of all buildings constructed must be above the 100-year flood level established according to data of the Soil Conservation Service.

Q. Owners constructing residential buildings and locating trailerhouses and mobile homes must obtain a permit from the Natrona County, Wyoming Health Department, and must obtain approval after a final inspection on all private septic sewer systems prior to construction of any other improvements on the building site.

R. Owners of the building sites must comply with all federal, state and local governmental statutes, rules and regulations in building upon building sites and in the use thereof.

S. Every owner of a site shall be a member of Alcova West Ranchettes Property Owners Association, a nonprofit corporation. Membership in the Association shall be mandatory, shall be appurtenant to the building site in which such owner has the necessary interest, and shall not be separated from the building site to which it appertains. The Association is formed initially for the purpose of providing a domestic water supply to the sites and for road maintenance, but may, in accordance with the bylaws and articles of incorporation, undertake additional group property owner obligations.

restrictions nc ... race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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T. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1998, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the owners of the sites covered by these covenants it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants or any part thereof by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

ALCOVA WEST RANCHETTES

a joint venture

By _____

By _____

...ate, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by ALCOVA WEST RANCHETTES, a joint venture consisting of Dennis H. Lower and John A. Reeves, this 29th day of August, 1978.

WITNESS my hand and official seal.

SUSAN V. IRWIN - Notary Public
County of Natrona State of Wyoming
My Commission Expires Feb. 23, 1982

Notary Public

My commission expires: Feb. 23, 1982

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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