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(e).
ARDON SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, Eugene Eaton and Ardith Eaton, husband and wife, are the owners of all of the lands included within the Ardon Subdivision, a plat of said subdivision being recorded in Book 238 of Deeds at Page 363 of the official records of the County Clerk for Natrona County, Wyoming, and as owners are desirous of establishing for said property an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each homeowner, in consideration of his compliance with such requirement, shall be protected against violation thereof by any other homeowner.

NOW, THEREFORE, in consideration of the premises the undersigned Eugene Eaton and Ardith Eaton do hereby impose upon Lots One (1) through Nineteen (19) of Ardon Subdivision, a subdivision of parts of the Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section Eighteen (18), Township Thirty-three (33) North, Range Seventy-eight (78) West and the South Half of the Southeast Quarter (SE¼SE¼) of Section Thirteen (13), the Northwest Quarter of the Northeast Quarter (NW¼NE¼), Section Twenty-four (24), Township Thirty-three (33) North, Range Seventy-nine (79), West of the Sixth Principal Meridian, Wyoming, the following protective covenants and restrictions, to wit:

a. Said subdivision shall be developed pursuant to Article VIII of Ordinance No. 1558-A, and amendments thereto, referred to as the "Zoning Ordinance of the City of Casper", said Article VIII being captioned "R-L Low Density Residential District", subject to the provisions of this agreement.

b. No residential structure shall be erected or placed on any building plot unless such plot has a minimum of 21,780 square feet and all residential structures erected within said subdivision must have a minimum of 2,000 square feet of living space including therefrom any attachment erected for the use of a private garage.
c. No owner shall subdivide any platted lot.

d. No lot owner shall plant a lawn that will extend more than 50 feet from the outside perimeter of said owner's residence.

e. No building shall be erected, placed or altered upon any building plot in said addition until the building plans, specifications and plat plans showing the location of such building have been approved in writing as to conformative harmony of external design for the existing structures in the subdivision, and as to the location of the building with respect to topography and finished ground elevations by the Board of Directors of the Ardon Subdivision Water Users Association. In the event said Board of Directors fails to approve or disapprove such design or location within thirty (30) days after said plans and specifications have been submitted to it, such approval will not be required and this covenant will be deemed to have been fully complied with. (1)

The Board of Directors shall not be entitled to any compensation for services performed pursuant to this covenant. (2) The powers and duties of such Board of Directors shall cease on or after residential structures have been constructed on each of the lots contained in said subdivision. (3) Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in said subdivision appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said board.

f. No lot owner shall keep and maintain within said subdivision any livestock, such as, but not limited to, cattle, horses, mules, asses, sheep, swine, and goats.

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until August 1, 1982, at which time said covenant shall automatically extended for successive periods of ten years unless by vote
of the majority of the then owners of the lots 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 property situated in said development or subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of anyone of these covenants by judgment or court order shall in no ways affect any of the other provisions which shall remain in full force and effect.

Executed this 21st day of May, 1973.

Eugene Eaton

Ardith Eaton

STATE OF WYOMING       
COUNTY OF NATRONA       

The foregoing instrument was acknowledged before me by Eugene C. Eaton and Ardith Eaton this 21st day of May, 1973

Witness my hand and official seal.

Margaret Johnson
Notary Public

My commission expires Sept 29 1974