

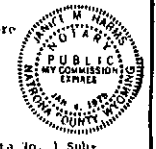
Note: Bearings and distances enclosed by parenthesis are those previously recorded for the same boundaries described in this survey by the underlined bearings and distances.

BUENA VISTA NO. 4 SUBDIVISION TOWN OF EVANSVILLE, NATRONA CO., WYOMING.

DESCRIPTION Buena Vista No. 4, a subdivision in the Town of Evansville, Wyoming, is a residential subdivision of a portion of Tract A of Buena Vista No. 1 Subdivision in the Town of Evansville, Wyoming, located in the NW 1/4 of the SE 1/4 of Section 1, T. 28N., R. 70W., 6th P.M., Natrona County, Wyoming, and is more fully described as follows: ...

CERTIFICATION OF SURVEYOR I, C. R. Howdell, of Casper, Wyoming, a duly registered Land Surveyor, hereby certify that a plat of a subdivision of a portion of Tract A of Buena Vista No. 1 Subdivision to be known as Buena Vista No. 4 Subdivision, as described above, was plotted from notes taken during an actual survey with me on September 4, 1971, that this plat conforms to the original plat of Buena Vista No. 1 Subdivision to the Town of Evansville, Wyoming, and that all lines are or shall be accurately marked and identified from the request of Platte Development Co., Inc., that all bearings are expressed in feet and decimals thereof and all angles are to the true meridian; and that said survey is true and correct to the best of my knowledge and belief.

475 C. R. Howdell, Surveyor. The above and foregoing statement was acknowledged before me this 20th day of May, 1972, by C. R. Howdell, Surveyor. James M. Hausman, Secretary of Platte Development Co., Inc. on Commission Expires Jan 4, 1975.

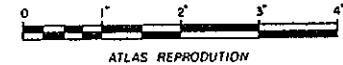
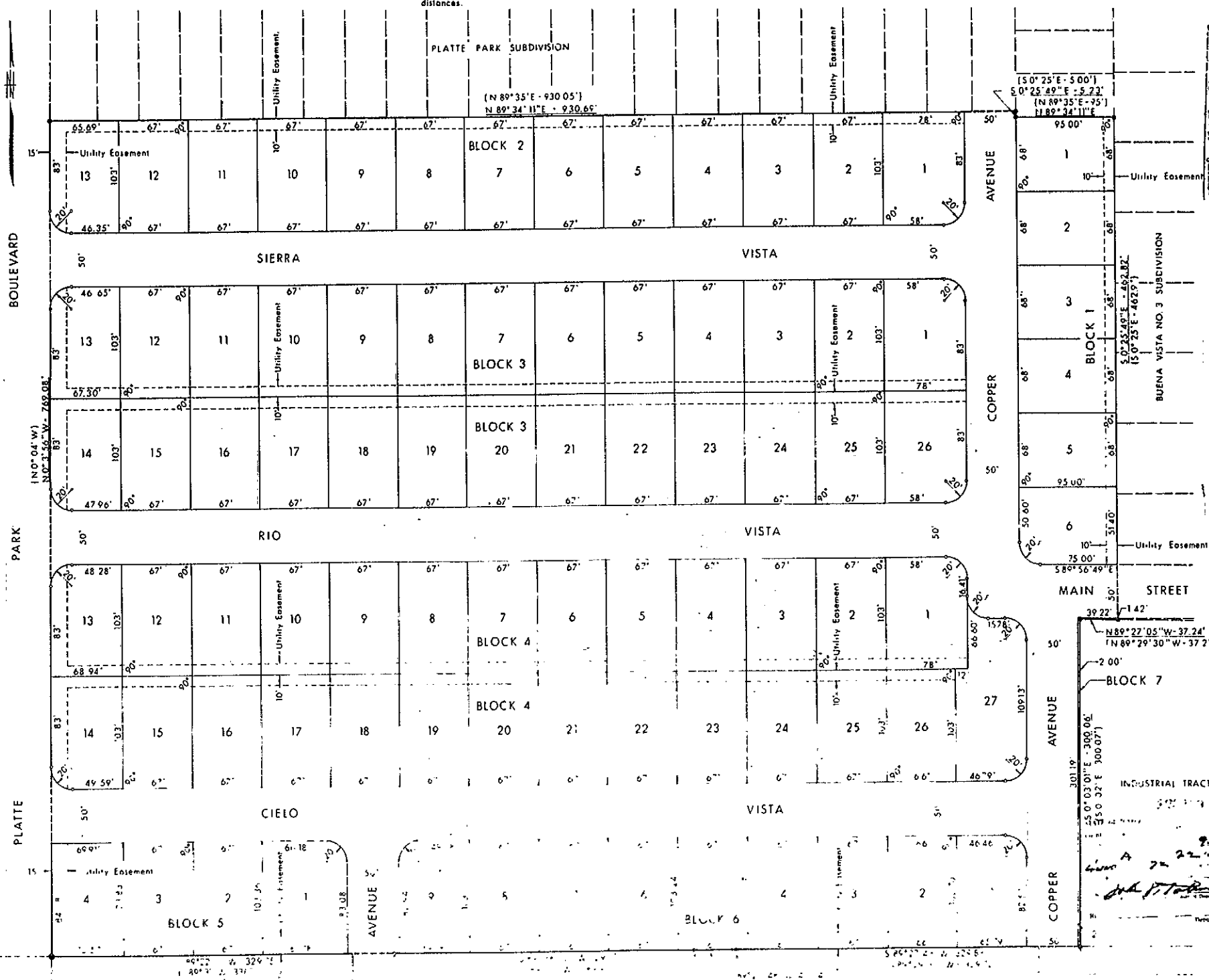


DEDICATION The residential subdivision of a portion of Tract A of Buena Vista No. 1 Subdivision designated as Buena Vista No. 4 Subdivision was surveyed and subdivided as shown on this plat and described above with the free consent and in accordance with the desires of the owners and proprietors. All streets, alleys, and public ways are hereby dedicated to the public use and enjoyment of the people of Wyoming for the construction of streets, water, sewer, gas, and utility lines. The undersigned William Evans, Jr., and Billy Leota Evans together with Jane A. Hausman as President and Michael Hausman as Secretary of Platte Development Co., Inc., a Wyoming limited partnership, have executed their presence this 16th day of June, 1972 and hereby waive and relinquish all rights they may have under and by virtue of the homestead exemption laws of the State of Wyoming.

William Evans, Jr. Billy Leota Evans Jane A. Hausman Michael Hausman President Secretary

APPROVAL Walter Wistala Mary Henley

Table with 2 columns: Client/Project info (Platte Development Co Ltd, Buena Vista No 4 Subdivision Plat) and Surveyor/Engineer info (Sigma Engineering, Box 4058 Casper, Wyoming, Job Number 7102, Date May 1972, Scale 1"=50', Sheet 1).



ATLAS REPRODUCTION



BUENA VISTA #4 SUBDIVISION
PROTECTIVE COVENANTS

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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).

WHEREAS J-A-H DEVELOPERS INC., a Colorado Corporation which is General Partner of PLATTE DEVELOPMENT CO., LTD., a Wyoming Limited Partnership, and William Trevor Evans and Lilly Leota Evans are the sole owners of all that property described as Lots 1 through 6, Block 1, Lots 1 through 13, Block 2, Lots 1 through 26, Block 3, Lots 1 through 27, Block 4, Lots 1 through 4, Block 5, Lots 1 through 9, Block 6; all in Buena Vista #4 a subdivision in the Town of Evansville, County of Natrona, Wyoming, according to the recorded plat thereof and for the mutual benefit of all the subsequent owners of the premises by imposing on said premises the covenants and restrictions hereinafter set forth, which covenants are to run with the land and bind the owners and occupants of such properties forever.

1. Land Use and Building Type: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling and a private garage for not more than two cars.
2. Building Location: No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines as provided by the Town of Evansville Ordinance appertaining thereto. In any event no building shall be located on any lot nearer than 20 feet to the front lot line or nearer than 10 feet to any side street line; no dwelling shall be located closer than three feet to a side lot line, provided there is a total combination side yard between houses of 10 feet and a total of 10 feet side yard per site. Except where garages or carports are adjacent to each other, side yards may be 3 feet. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. In event a house is turned on a corner lot to face the side street, the minimum set back shall be 20 feet from each street lot line.
3. Lot Area and Width: No lot shall be resubdivided into, nor shall any dwelling be erected or placed on any lot having a width of less than 50 feet at the minimum building setback or any area less than 4,000 square feet.
4. Floor Area: No dwelling shall be constructed having a habitable floor area immediately above the foundation walls of less than 650 square feet or a cost of less than \$6,000.00.
5. Easements: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the plat.
6. Nuisances: No noxious, offensive, or commercial activity shall be carried on upon any lot.
7. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily, or permanently. All construction shall be new and no existing structures shall be moved from any other location to any site in this subdivision.
8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of no more than five square feet advertising the property for sale or rent, or signs used by building contractors

PROTECTIVE COVENANTS

(continued)

to advertise the property during the construction and saleswork period.

9. Oil and Mine Operations: No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

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

11. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incineration or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. Yard fences, wall, or hedges may extend only from the rear of the lot to the front of the house thereon, and there shall be no front yard fencing, walls, or hedges.

13. Term: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty five (35) years from the date these covenants are recorded, after such time said covenants shall be automatically extended for a successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lot has been recorded, agreeing to change said covenants in whole or part.

14. Enforcement: Enforcement shall be through the Architectural Control Committee or by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

15. (a) Architectural Control Committee Membership: The Architectural Control Committee shall be composed of Clement F. Hausman, Leon A. Denham Jr., and Robert Riley. These members may designate a representative to act for it. In the event of death, or resignation of any member of the committee, the remaining members may designate a successor. Neither the members of the committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant, nor shall any of said committee members, their representatives or successors be liable in damages. Any decision shall be made by majority control.

(b) Procedure of Architectural Control Committee: The purpose of the Architectural Control Committee shall be to make decisions on such matters not clearly defined by these covenants, or such matters appertaining to the ultimate development of the subdivision. Such decisions will be given no later than thirty (30) days from date of complaint.

(c) Procedure: The Committee's approval or disapproval as required in these covenants shall be in writing. In the event committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifi-

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PROTECTIVE COVENANTS

(continued)

representations have been submitted to it, or the failure of such representative to approve or disapprove any proposed building plan shall not in any way relieve the owner or the builder from his legal responsibility to comply with the covenants, conditions, and restrictions contained herein.

16. Severability: Invalidation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals at Evansville, Wyoming this 3rd day of June, A.D. 1972.

Platte Development Co., Ltd.
a Wyoming Partnership by J-A-H
Developers, Inc., a Colorado
Corporation as General Partner

Jane A. Hausman
Jane A. Hausman - President

Michael Hausman
Michael Hausman - Secretary

William Trevor Evans Jr.
William Trevor Evans Jr.

Lilly Leota Evans
Lilly Leota Evans

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STATE OF WYOMING) SS
COUNTY OF NAIROBA)

The above and foregoing instrument was subscribed and sworn to before me this 3rd day of June, 1972 by Jane A. Hausman, President, Michael Hausman, secretary, Platte Development Co., Ltd. and William Trevor Evans Jr. and Lilly Leota Evans.

[Signature]
NOTARY PUBLIC