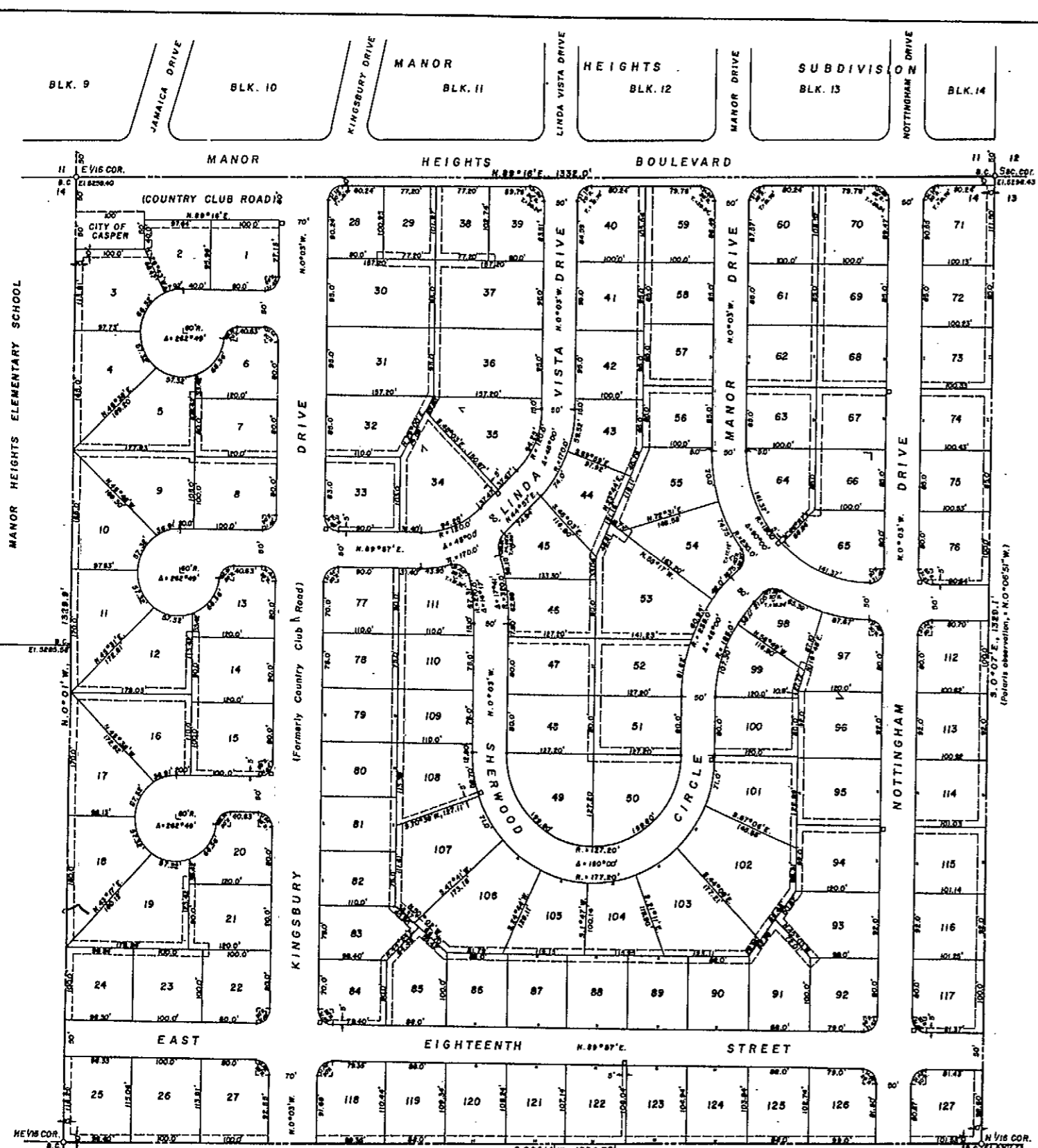


225/132

530

Folder 3
Folder 4

PLAT OF
"COUNTRY CLUB ESTATES"
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 BEING A SUBDIVISION
 OF THE NE 1/4 NE 1/4, SECTION 14
 T.33 N., R.79 W., 6th PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1" = 80'



CERTIFICATE OF DEDICATION

SECURITY REAL ESTATE CORPORATION, a Wyoming Corporation, hereby certifies that it is the owner and proprietor of the foregoing subdivision located in the NE 1/4 NE 1/4, Section 14, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming which is more particularly described as follows:

Beginning at the northeast corner of the NE 1/4 NE 1/4, Section 14 and the corner common to Sections 11, 12, 13 and 14 and also being the northeast corner of the parcel being described; thence S. 0° 07' E. along the east line of Section 14, 1329.1 feet to the N 1/2 corner common to said Sections 13 and 14 and the southeast corner of the parcel being described; thence S. 89° 14' W., 1334.30 feet to the NE 1/4 corner of Section 14 and the southwest corner of the parcel being described; thence N. 0° 01' W., 1329.9 feet to the E 1/2 corner common to said Sections 11 and 14 and the northeast corner of the parcel being described; thence N. 89° 16' E. along the line common to said Sections 11 and 14, 1332.0 feet to the corner common to said Sections 11, 12, 13 and 14, the northeast corner of the parcel being described and the point of beginning, containing 40.686 acres, more or less;

as appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the foregoing subdivision, that the name of said subdivision shall be "COUNTRY CLUB ESTATES" an Addition to the City of Casper, Natrona County, Wyoming and that all streets and public ways as shown on this plat are hereby dedicated to the use of the public.
 Dated at Casper, Wyoming this 3rd day of March, 1969.

SECURITY REAL ESTATE CORPORATION, a Wyoming Corporation.

ATTEST: *Robert H. Olsen*, Secretary
William N. Barnard, President

STATE OF WYOMING
 COUNTY OF NATRONA
 On this 3rd day of March, 1969 before me personally appeared William N. Barnard, to me personally known, who, by me being duly sworn, did say that he is the President of SECURITY REAL ESTATE CORPORATION, a Wyoming Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of the Board of Directors of said corporation, and said William N. Barnard acknowledged said instrument to be the free act and deed of said corporation.
 Given under my hand and notarial seal on the day and year first above written.
 My commission expires: December 16, 1971

CERTIFICATE OF SURVEYOR

I, E.C. Lenhart, of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during actual surveys made by me during the months of January and February, 1969 and that such plot correctly represents said surveys and the foregoing Country Club Estates, an Addition to the City of Casper, Wyoming; all lots are or shall be well and accurately marked and identified upon the request of Security Real Estate Corporation, all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian; all being true and correct to the best of my knowledge and belief.
 Wyoming Registration No. 520 P.E.B.L.S.

Subscribed in my presence and sworn to before me this 19th day of February, 1969.
 My commission expires January 5th, 1973.

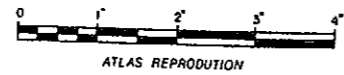
APPROVALS

Approved by the Community Planning Commission of Casper, Wyoming this 15 day of March, 1969 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

City Council of the City of Casper, Wyoming by Ordinance No. 1182, duly passed, adopted and approved on the 24th day of March, 1969.
 ATTEST: *Harry Gledin*, Mayor
George P. Apperson, City Clerk
 PRESIDENT OF THE COUNCIL
 SECRETARY
 Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 25th day of March, 1969.
 ATTEST: *John P. Borch*, Chairman of the Board
 By Term of office expires Jan. 4, 1972
 Inspected and approved on the 24th day of February, 1969.
James R. Branski, City Engineer
 Inspected and approved on the 25th day of April, 1969.
George R. Hughes, County Surveyor

Filed for record in the Office of the County Clerk of Natrona County, Wyoming. May 7, 1969
Lois K. Mueser, County Clerk

PLAT & SURVEY BY:
 WORTHINGTON, LENHART, CARPENTER & LADD, INC.
 632 SOUTH DAVID STREET, CASPER, WYOMING
 W.O. No. 11-21-88 Date: February 19, 1969



NOTE:
 Utility Easement
 Except as noted
 Elevations referred to City of Casper datum, 1958
 B.M. at East 15th and Bon Streets, Et. 5221.843

145

145

Recorded Apr. 10, 1970 at 4:30 o'clock PM
in Book 54 of Misc. Page 381
No. 99649

Lou K. Musser
County Clerk

COVENANTS RESTRICTING AND GOVERNING
LAND USE AND DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS the undersigned SECURITY REAL ESTATE CORPORATION, a Wyoming corporation, is the owner of all that certain real property situate in Natrona County, State of Wyoming, known and described as, and embraced within,
COUNTRY CLUB ESTATES ADDITION
TO THE CITY OF CASPER,
NATRONA COUNTY,
STATE OF WYOMING,

as shown on the plat and dedication thereof duly recorded in the office of the County Clerk and ex-Officio Recorder of Deeds in and for Natrona County, State of Wyoming, in Book 225 of Deeds at page 132, and

WHEREAS, in order to insure the use and development of said property for exclusive residential purposes only, to prevent the impairment of the attractiveness of said property for such purposes, and to maintain property values therein, the undersigned desires hereby to make and impose upon said real property the restrictions and limitations hereinafter set forth.

NOW THEREFORE, for and in consideration of the premises, the undersigned SECURITY REAL ESTATE CORPORATION, a Wyoming corporation, does hereby and by these presents make, publish, declare and impose upon all of the real property situate and included within the aforementioned Country Club Estates Addition to the City of Casper, Natrona County, State of Wyoming ("Addition"), the following restrictions and limitations governing the use and development of all lots within the Addition, and does hereby specify and declare said restrictions and limitations shall be and constitute covenants running with all of the land in the Addition and shall be binding upon the undersigned and all persons claiming under it, and shall be for the benefit of, as well as limiting and restricting, all future owners of lots within the Addition, to wit:

1. All lots in the Addition shall be used exclusively for residential purposes; no building or structure shall be erected, placed, or be permitted to remain on any lot therein other than one, private, single-family dwelling, specifically designed for the use and occupancy of one family, together with an attached or detached garage.

2. No manufacturing, commercial, business or other enterprise, including any religious undertaking or activity of whatsoever kind or nature, including churches, religious meeting or gathering places, whether or not conducted for profit, shall be operated, maintained, or conducted on any lot in the Addition or in any structure erected or placed therein, nor shall any structure therein or any part thereof, be used as a boarding or rooming house, nor shall any extractive operation for mineral or oil and gas development of any kind be conducted or permitted in the Addition, nor shall any signs, billboards or advertising devices (except suitable signs used to facilitate the sale thereof) be erected, placed or be permitted to remain on any lot within said Addition.

Compilments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8488



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).

3. No trailer, camper, basement, garage, outbuilding, or any other structure of a temporary or mobile nature, shall be used in the Addition as a place of residence or habitation, either temporarily or permanently, and, except as the same may be customarily employed by contractors for and during the construction of improvements thereon, no house trailer, camper-trailer, tent, shack or any other structure of a temporary or insubstantial nature shall be erected, placed or be permitted to remain on any lot in the Addition except that a camper-trailer, mobile home, or boat or snowmobile trailer may be stored on the rear portion of any lot, provided that the same do not exceed twenty (20) feet in length.

4. With respect to the improvements to be erected and situate in the Addition the following, together with all other provisions hereof, shall govern:

- 4.(1) No residence costing less than \$20,000, including the cost of the lot, according to cost analysis of the Federal Housing Administration as of June 1, 1959, or having a ground floor area of less than 1,100 square feet shall be located in the Addition.
- 4.(2) The floor areas of residences to be constructed in the Addition shall be exclusive of one-story open porches and garages, and the ground floor areas may be reduced by one-third in split-level construction, and by one-half in tri-level construction, provided, however, that the total floor area in split-level and tri-level construction shall not be less than the ground floor area above mentioned.
- 4.(3) Yard fences may extend only from the rear of any lot along the lot boundary lines, and from the lot boundary lines to the rear of the house thereon and no part of any such fence shall be forward of the rear elevation of any such house and there shall be no front yard fencing. Where a house is turned on a corner lot, there shall be no fencing on either the street side or front of said house beyond the side or front of said house.
- 4.(4) No structures shall be erected, altered, placed, or permitted to remain in the Addition other than a one detached single-family residence not to exceed two stories in height, split-level, and two stories on a tri-level house, and a detached or attached private garage for not more than three cars.
- 4.(5) No structure shall be located on any lot in the Addition nearer than 25 feet to the front lot line, or nearer than 25 feet to any street line. No structure shall be located nearer than 10 feet to an interior lot line, except that a 10-foot side yard shall be required for a garage or other permitted accessory building located 25 feet or more from the minimum building setback line. No structure shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes hereof, eaves, steps, and open porches shall not be considered as a part of a 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 the event a residence is turned on a corner lot to face the side street, the setback line at the front of the lot shall be not less than the setback of the adjoining residence, and the setback line on the side street shall be 25 feet. All construction shall be new, and

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- and no used building shall be moved from outside said Addition and placed on any lot therein.
4. (6) No structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
 4. (7) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot in the Addition except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
 4. (8) Each residence in the Addition shall have a removable underground garbage container installed in the front yard thereof. The container shall have a capacity of 35 gallons more more, and shall be mechanically adequate for the purposes thereof and shall be located where the same will not be subject to vehicular damage and shall not be located immediately adjacent to any driveway.
 4. (9) No vehicle of a size larger than the now standard American manufactured motor car or pickup truck, and no vehicle the primary use or design of which is for the transportation of passengers for hire and no vehicles intended to be used primarily for sport, commerce or industry, such as trucks, campers, house trailers, buses, boats and boat trailers, snowmobiles and snowmobile trailers, tractors and trailers shall be parked on the streets or any of the front portions, driveways or other ways of access in the Addition of any lot or lots for a continuous period of more than 48 hours. The foregoing enumeration of certain specific vehicle types is not intended to be exclusive, but only illustrative.
 4. (10) No noxious or offensive activity, commercial or otherwise, shall be conducted in the Addition, nor shall anything be done which may be or become an annoyance or nuisance to those owning property in the Addition.
5. Easements for installation and maintenance of utilities are reserved and are shown on the recorded plat of the Addition.
 6. The construction of improvements in the Addition shall be completed not later than one year from and after the date upon which such construction was commenced; all lots in the Addition shall be landscaped and planted with grass and trees or shrubbery of appropriate character and type within one year from and after construction of improvements on any such lot has commenced.
 7. The covenants herein contained shall be and remain in full force and effect for a period of twenty (20) years from and after the date hereof, and shall remain in force and effect thereafter for successive ten (10) year periods unless by agreement of the majority of the then owners of lots or tracts in said Addition, the terms and provisions hereof are changed, modified or abrogated in whole or in part at the end of the first twenty year period or at the end of any succeeding ten year period.

8. In the event of the violation or the attempt to violate any of the covenants herein contained, it shall be lawful for the undersigned Security Real Estate Corporation, or any person hereafter owning any lot in the Addition, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate the same and therein to recover damages for such violation or attempt or, at its or their option, to obtain injunctive relief, either mandatory or prohibitive, to prevent such violation or to re-establish prior existing and unobjectionable conditions.

9. In the event any one or more of the covenants herein contained is rendered invalid or unenforceable by judgment or decree of any court of competent jurisdiction, the other covenants herein contained shall, nonetheless, remain in full force and effect for and during the full term hereof.

10. The covenants herein contained shall be binding upon the undersigned Security Real Estate Corporation, and upon all its successors and assigns, as to any and all of the lots in the Addition contained, and are imposed upon the Addition as an obligation and charge against all the land and lots therein situate, for the benefit of the undersigned Security Real Estate Corporation, its successors and assigns, and as a general plan for the benefit of the Addition and those persons and parties who shall hereafter succeed to or otherwise acquire title to or interest in any part thereof.

IN WITNESS WHEREOF Security Real Estate Corporation has executed this instrument at Casper, Wyoming on the 7th day of May, 1969.

SECURITY REAL ESTATE CORPORATION

By WILLIAM N. BARNARD
President

SEAL

Attest:

Signature Illegible
Secretary

STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 7th day of May, 1969 by an officer of SECURITY REAL ESTATE CORPORATION.

Witness my hand and official seal.

WILLIAM E. BARTON
Notary Public

SEAL

My commission expires:

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



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