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 con-
ducted 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.
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 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 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
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 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

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

My commission expires: