

293/351

537

COUNTRY HILLS ESTATES NO. 537
RECORDED OCTOBER 24, 1978
BOOK 293 DEEDS 351
RECEIVING NO. 249038 POC 3 Fol 4

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF NATRONA)

The undersigned, Arvel Piel, Urpha Piel, Marvin Piel, Billie Ann Piel, Billie V. Smathers of Yemas, Inc., Robert C. Smith, Jr. and Ruby J. Smith hereby certify that the foregoing subdivision, being located in the NE 1/4 of the NE 1/4 of Section 27 with the access road being the south 60 feet of the NW 1/4 of the NE 1/4 east of the Cole Creek Road in said Section 27, T.34N., R.78W., 6th P.M., Natrona County, Wyoming and more particularly described as follows:

The point of beginning is the NE corner of said Section 27.

From said point of beginning, proceed S.89°39' N. along the North Section line of said Section 27 a distance of 1310.08 feet to the E 1/16 corner common to Section 22 and said Section 27; thence S.00°05' E. along the E 1/16 Section line of said Section 27 a distance of 1257.16 feet to a point, said point being N.00°05' W., 60.00 feet from the NE 1/16 corner of said Section 27; thence S.89°41' W. along a line parallel to and 60.00 feet distant North of the E 1/16 Section line of said Section 27 a distance of 1054.69 feet to a point on the easterly right-of-way line of the Cole Creek Road; thence S.32°09' W. along the easterly right-of-way line of said Cole Creek Road a distance of 71.30 feet to a point on the N 1/16 Section line of said Section 27; thence N.89°41' E. along said N 1/16 Section line a distance of 1092.96 feet to the NE 1/16 Section Corner of said Section 27; thence N.00°05' W. along the NE 1/16 Section line of said Section 27 a distance of 1310.45 feet to the E 1/16 corner common to Section 26 and said Section 27; thence N.00°06' W. along the East line of said Section 27 a distance of 1317.08 feet to the point of beginning. Said tract of land containing 41.10 acres, more or less.

The Subdivision of the foregoing described lands, as appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands; that the name of the subdivision shall be "COUNTRY HILLS ESTATES", a subdivision in Natrona County, Wyoming, that the roads and utility easements as shown on this plat are hereby dedicated to the use of the Public.

Dated this 20th day of July, 1978.

Arvel Piel, Urpha Piel, Marvin Piel, Billie Ann Piel, Billie V. Smathers, Robert C. Smith, Jr., Ruby J. Smith

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF NATRONA)

The foregoing instrument was subscribed and acknowledged before me by Arvel Piel, Urpha Piel, Marvin Piel, Billie Ann Piel, Billie V. Smathers, of Yemas, Inc., Robert C. Smith, Jr. and Ruby J. Smith on this 20th day of July, 1978.

My Commission Expires _____ Notary Public _____

CERTIFICATE OF SURVEYOR

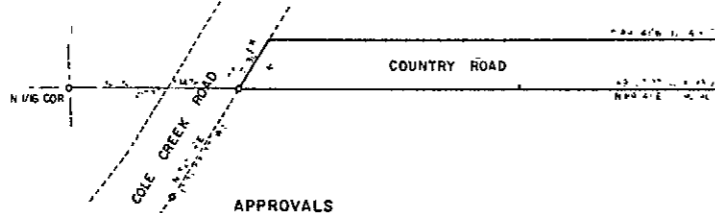
STATE OF WYOMING)
COUNTY OF NATRONA)

I, Frank Luera, of Casper, Wyoming, hereby certify that this Plat was made from notes taken during an actual survey made by me and under my direction during the months of May, June and July, 1978 and that said Plat correctly represents such survey and the "COUNTRY HILLS ESTATES" that all lots are properly marked and identified with 5/8" diameter steel rebar with aluminum caps, that all dimensions are expressed in feet and decimals thereof, that all courses are referenced to the true meridian, and that such survey as represented hereon is correct to the best of my knowledge and belief.

Frank Luera, P.E. & L.S., Wyo. Lic. No. 467

Subscribed and sworn to before me and in my presence on this 25th day of July, 1978.

My Commission Expires _____ Notary Public _____



APPROVALS

APPROVED by the Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 6th day of August, 1978.

John P. Bank, Chairman of the Board

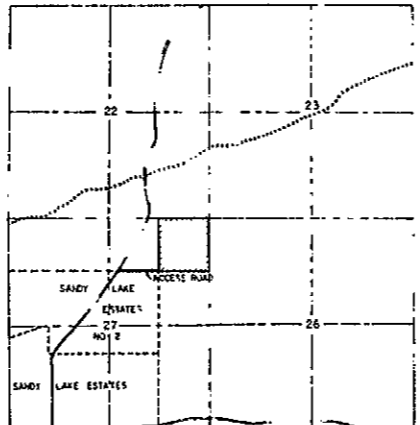
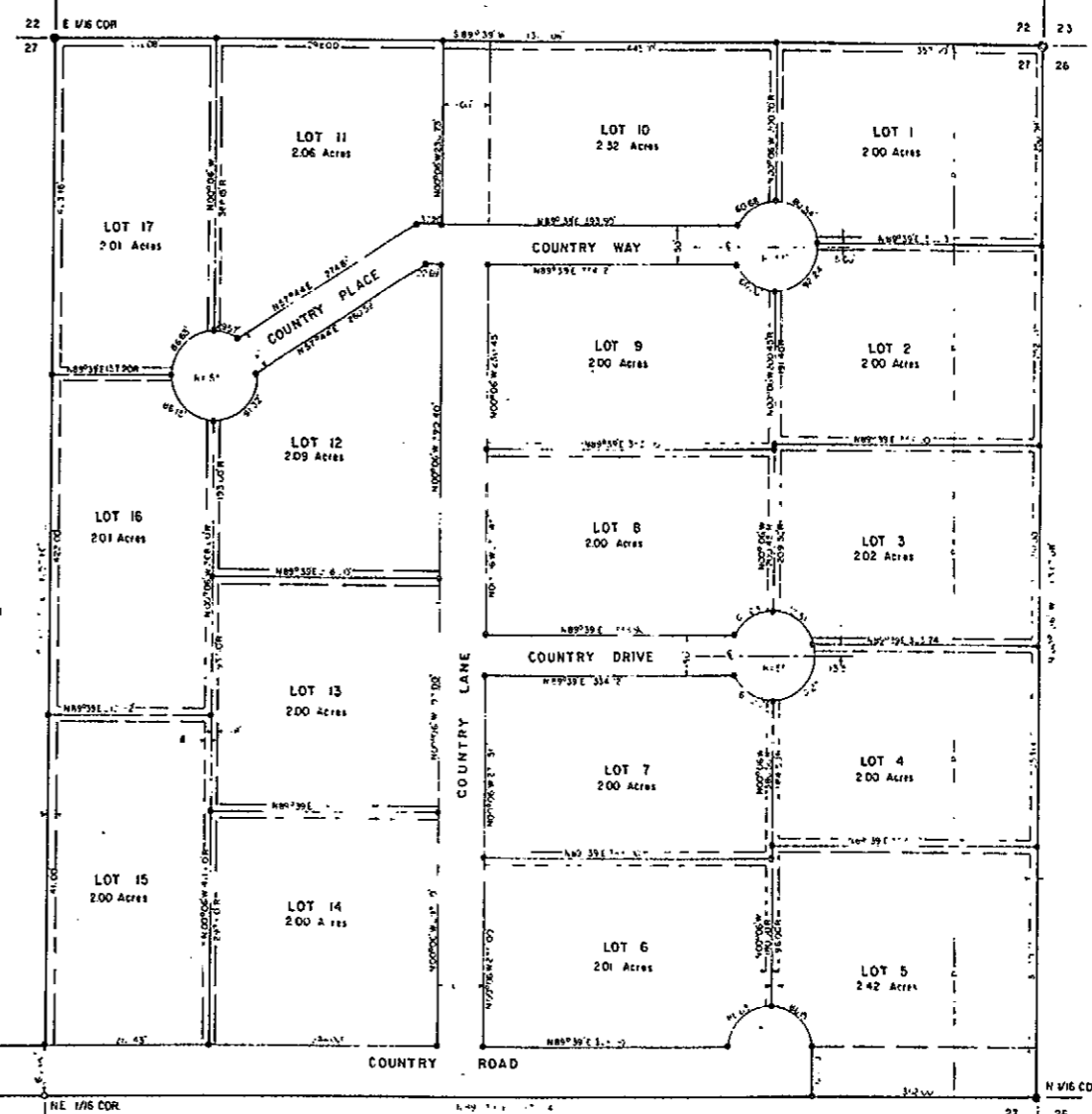
INSPECTED AND APPROVED on the 17th day of August, 1978. Nip Anderson, County Health Officer

INSPECTED AND APPROVED on this 12th day of September, 1978. [Signature], County Surveyor

INSPECTED AND APPROVED on the 16th day of October, 1978. [Signature], County Planner

- NOTES: (1) No public maintenance of roads. Maintenance by Road Assessment District. (2) No public water or sanitary sewer facilities is planned by this Subdivision. (3) No telephone or natural gas is provided by this Subdivision. (4) No canopy of lighting. (5) Closures 1 in 65,560. (6) All utility easements are 8' wide on each side of adjoining property lines as shown and 10' wide on the subdivision perimeter lines as shown. (7) Radial lines to cul-de-sac are noted as such. (8) No specified width of Pacific Power and Light powerline easement, see book 132 ACL, page 316, Natrona County, Wyoming.

LEGEND
● NC (FOUND)
○ UNK (FOUND)
● UNK (NOT FOUND)
● EASEMENT LINE
● NC SET



VICINITY MAP
T.34N., R.78W.

PLAN VIEW

PLAT OF
COUNTRY HILLS ESTATES

NE 1/4 NE 1/4 SEC. 27, T.34N. R.78W. 6th PM
ACCESS ROAD - PORTION OF
NW 1/4 NE 1/4 SEC. 27, T.34N. R.78W. 6th PM
NATRONA COUNTY, WYOMING

PREPARED BY
WESTERN ENGINEERS-ARCHITECTS, INC.
501 N. SUN DRIVE
CASPER, WYOMING
JULY, 1978

FILED IN THE OFFICE OF COUNTY CLERK,
NATRONA COUNTY, WYOMING ON THIS 24th DAY
OF August, 1978 IN BOOK 293 PAGE 351

[Signature]
COUNTY CLERK

JOHN J TOBIN
COUNTY CLERK

COVENANTS RESTRICTING AND GOVERNING
LAND USE AND DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Arvel Otto Piel and Orpha Violet Piel, husband and wife, and Marvin Otto Piel and Billie Ann Piel, husband and wife, are the co-owners of Country Hills Estates, a parcel of land defined as the southerly 60.00 feet of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ east of the Cole Creek Road and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, T.34 N., R. 78 W., 6th P.M., Natrona County, Wyoming, as shown on the plat thereof duly recorded on _____, 19____, in the office of the County Clerk and Ex-Officio Register of Deeds in and for Natrona County, State of Wyoming, in Book _____ of Deeds at Page _____, all of the lands and lots contained in which subdivision are intended to be affected and covered by the covenants hereinafter set forth, and

WHEREAS, in order to promote the general purpose of maintenance of Country Hills Estates as a semi-rural, non-commercial area, suitable for rural living with a minimum of congestion, and to promote the ownership and use of pleasure horses, the undersigned owners desire hereby to make and impose upon said real property the restrictions and limitations hereinafter set forth.

NOW, THEREFORE, for and in consideration of premises, the undersigned parties do hereby make, publish, declare and impose upon all of the real property situate and included within the aforementioned subdivision, the following restrictions and limitations governing the use and development of all lots within said subdivision, to be binding upon the undersigned and all persons claiming by, through or under them and likewise to be for the benefit of, as well as limiting and restricting, all future owners of lots within said subdivision.

I.
PERMITTED USES AND LIMITATIONS

1.1 No building or structure shall be erected, placed, or permitted to remain on any Lot other than one, private, single family dwelling, specifically designed for the use and occupancy of one family, together with such outbuildings as are required under Paragraph 1.2 below. The maximum size of any outbuilding (barn or garage) will be 30' x 40' x 16'H. Any exception to the stated size must be approved by the Controlling Committee. Trailer houses or mobile homes are permitted, however, temporary structures may be permitted for a period of no longer than one year during the course of construction of an approved permanent structure.

1.2 Subject to the approval of the Committee, the care and feeding of livestock or poultry is permitted. With such exception, use of the premises for commercial, business and trade purposes is prohibited. Use of the premises for a boarding or rooming house shall be deemed a prohibited commercial or business use. Adequate shelter shall be provided for any domestic animals, poultry, fowl and livestock kept on the premises and the same shall be contained on the owner's lot or lots. To eliminate dog packs a maximum of two dogs will be allowed on each lot.

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



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).



1.3 The entire premises shall be kept clean and sanitary at all times, free of nuisance. The accumulation of weeds, rubbish or junk or any kind is not permitted. All garbage containers shall be completely enclosed and covered at all times. Storage of unlicensed road vehicles is not permitted and same may be removed by the Committee after thirty (30) days notice to the owner of the lot where found. The Committee is likewise authorized to remedy any unsanitary or unsightly condition if not remedied by the owner upon thirty (30) days notice. All costs incurred by the Committee in any such connection shall be borne by the lot owner and shall constitute a lien against the lot or lots involved, foreclosable by action on default of the owner in bearing such costs.

1.4 No parking is permitted within the right-of-way of roadways or bridle paths. Each property owner within the subdivision must provide adequate "off-street" parking for themselves, their guests and invitees.

II.

CONSTRUCTION STANDARDS AND REQUIREMENTS.

2.1 Each tract containing one or more lots under one ownership must be enclosed by a fence within ninety (90) days of occupancy. The fence shall be a minimum of 42" in height and the posts to be no more than 20 feet apart, provided, however, that a substantially equivalent fence may be constructed if approved by the Committee.

2.2 Grading or contouring which may unreasonably impede, dam, divert or otherwise interfere with the natural drainage of surface waters of streams shall not be permitted.

2.3 No structure shall be placed within 25 feet of the front line of a lot, except in the instance where the general purpose might be better served by an exception, which exception must be specifically approved by the Committee.

2.4 Each lot on which a dwelling is constructed, erected or installed shall have adequate provision for disposition of sewage, which provisions shall be subject to the approval of the governmental authority having jurisdiction in the premises. Any water supply for domestic purposes shall be subject to the approval of the appropriate governmental authority.

2.5 No improvements shall be erected or placed on any lot in said subdivision, nor shall any improvement be enlarged, remodeled or altered until the plans, design and specifications therefor, together with a plot plan showing the location thereof on such lot, shall have been submitted to the Committee and approved in writing by the Committee. In the event the Committee neither approves nor disapproves such plan within thirty (30) days from the date of submission thereof, such plan shall be deemed to have been approved.

III. *

EASEMENTS

3. An easement and right-of-way for the construction, operation, maintenance and removal of utilities serving all or any part of the subdivision or adjacent lands is hereby established in all roads and along the boundary lines of all lots, as depicted on the recorded plat.

IV.

RESTRICTIONS

4.1 Fence rows shall be kept clean and clear of weeds, trash and debris and by each corner of each tract.

4.2 Uncontrolled growth of weeds or brush or the accumulation of trash and debris along the roadway shall not be permitted; each property owner shall have the duty of controlling that condition with respect to the roadway along his property.

4.3 Garbage or trash from household use or care of the tract shall not be permitted to accumulate as to become unsightly or a nuisance, but shall be disposed of or removed from the property with reasonable promptness and in a manner consonant with good sanitation practices.

4.4 No conditions which constitute or create a nuisance or an unreasonable annoyance to other property owners in the subdivision shall be created or permitted to exist; where livestock is kept for pleasure purposes, it must be so restricted that no interference will be caused to other adjoining property; buildings for the care and shelter of such animals shall not be placed within fifty (50) feet of the property line and located beyond the rear wall of the residence, and manure or barnyard refuse shall not be permitted to so accumulate as to become a nuisance or annoyance.

4.5 There shall be no vehicles or parts thereof, trucks, trailers, camper trailers, boats, semi-trailers or parts thereof, machinery or parts thereof of any kind whatsoever, kept, parked or stored on the front portion of any tract (front being that portion which is between the roadway servicing that tract and the residence) whether vacant or occupied or on any street or alley adjacent thereto, except during the actual use of said vehicle or equipment. No self-propelled vehicles or parts thereof in an inoperable condition shall be stored or allowed to accumulate on the premises of any of the tracts contained herein.

V.

CONTROLL COMMITTEE

5.1 There is established a Control Committee ("Committee"), consisting of three (3) members. Arvel O. Piel, Marvin O. Piel and Orpha V. Piel, all of Casper, Wyoming, shall serve as the initial members of the Committee. Arvel O. Piel shall have the unqualified right to designate replacement members, including replacement of himself, at any time and from time to time, at his sole discretion, provided only that at such time as two-thirds, by number, of the lots in the subdivision have been sold or subjected to contract for sale, ownership of at least one lot within the subdivision shall be a necessary qualification for membership on the Committee.

5.2 The Committee shall have all requisite power and authority to administer and enforce the foregoing covenants, to the end that the general purpose shall be served, and shall have the right and power to grant and approve such exceptions and variances therefrom as are consistent with the general purpose.

5.3 The foregoing covenants are subject to repeal or substantial and material emendment only upon the majority vote of lot owners. For voting purposes, each lot shall be assigned one vote and a majority only of those voting shall carry the affirmative on any question submitted for vote. A vote may be called

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