FROM: EARL CATES and BRUCE N. EDDY, owners of Sandy
Lake Estates, a Subdivision in Natrona County, Wyoming.

TO: All future owners of lots in Sandy Lake Estates,
a Subdivision of Natrona County, Wyoming.

WHEREAS Earl Cates and Bruce N. Eddy are the owners
and developers of certain land situated in Natrona County,
Wyoming, and known and designated as Sandy Lake Estates, and,

WHEREAS the owners desire to establish and secure the
enforcement of uniform restrictive covenants upon the usage
and developments of lots within the Sandy Lake Estates sub-
division,

NOW, THEREFORE, THERE ARE HEREBY CREATED, DECLARED
AND ESTABLISHED in Sandy Lake Estates, Natrona County, Wyoming,
the following restrictive covenants, easements, reservations
and requirements upon the lands within such subdivision, which
restrictive covenants, easements, reservations and require-
ments shall run with the land and remain in full force and
effect for a period of Twenty-five (25) years from the date
hereof, or until Sandy Lake Estates shall become part of an
incorporated municipality, or until amended or rescinded upon
the written consent of the owners of record of a majority of
the lots in such subdivision, whichever event shall first
occur.

RESTRICTION A

UNIFORM GENERAL REQUIREMENTS

1. Residential lots. The following lots are hereby
designated as residential lots - Lots 12, 13 and 14. Lots
30 through and including 36. Lots 38 through and including
48.

2. Fences. All fences constructed on the boundary
of said lots shall be buck rail, split rail or wooden fences
only. Existing fences are specifically excluded from this
restriction.

3. Automobiles and Trailers. No trailers shall be allowed on any of the above-designated lots. No lots shall be used as a junkyard or auto graveyard.

4. Water and sewage. The laws of the State of Wyoming and the County of Natrona, as well as the rules and regulations of their administrative agency, now or hereafter in effect with regard to sewage disposal, water supply, and sanitation are hereby incorporated herein and made a part hereof.

RESTRICTION B

SINGLE DWELLINGS

In addition and supplemental to the Uniform General Restrictions, the following restrictive covenants and requirements shall apply to and govern the erection of single dwellings:

1. Costs and size of building. The minimum size of all single-family dwellings (exclusive of homesite, carport, breezeway, patios and porches) shall be 1,000 square feet.

2. Construction. Single-family dwellings shall be modular-type or constructed on site of wood or masonry. Transportable homes are not permitted.

IN WITNESS WHEREOF Earl Cates and Bruce N. Eddy have caused these presents to be signed and sealed in the City of Casper, County of Natrona, State of Wyoming, this 14th day of June, 1977.

Earl Cates

Bruce N. Eddy

STATE OF WYOMING  
COUNTY OF NATRONA  

The foregoing instrument was subscribed and sworn to before me by Earl Cates and Bruce N. Eddy this 14th day of June, 1977. WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

My Commission Expires: 1-1-80