BUILDING RESTRICTIONS

LOTS 16 to 30 INCLUSIVE IN BLOCK 19 and LOTS 15 to 20
INCLUSIVE IN BLOCK 20 ALL IN HIGHLAND PARK ADDITION TO
THE CITY OF CASPER, COUNTY OF NATRONA, STATE OF WYOMING

WHEREAS we the undersigned are, the owners of record of the lots and blocks
described above, desire to establish in such lots and blocks an exclusive
residential district wherein the construction and use of dwelling houses shall
conform to a certain minimum requirement, and wherein each home owner may be
protected against violation thereof against the other;

NOW THEREFORE, the undersigned owners do hereby agree and impose upon the
real property described as lots 16 to 30 inclusive in block 19, and lots 15,
to 20 inclusive in block 20 all in Highland Park Addition to the city of
Casper, County of Natrona, State of Wyoming, the following covenants and
restrictions to wit:

1. No structure shall be erected, altered, placed or permitted to remain
on any residential building lot, other than one detached single family dwell-
ing, not to exceed one and one-half stories in height, and a private garage of
not more than three cars.

2. No building shall be located on any residential lot nearer than
twenty-five feet to the front lot line nor nearer than ten feet to any side
street line, nor nearer than five feet to any side lot line. No building shall
be located on any corner lot nearer than twenty-five feet to the side lot
line, in the event a house is turned on a corner lot to face the side street,
the setback line at the front of the lot shall be five feet, nearer than the
setback of the adjoining house and the setback line on the side street shall
be twenty-five feet.

3. No residential structure shall be erected or placed on any building
lot, which plot has an area of not less than 5,000 square feet or a width
of not less than 95 square feet across the front setback line.

4. No store, shop, repair shop, storage or repair garage, restaurant, cafe-
hall or any other public place of amusement, or any similar business or com-
mercial enterprise shall be carried on or conducted upon any lots mentioned,
nor shall anything be done on any of said lots which may constitute a public
nuisance.

5. No trailer, tent, shack, garage, barn or outbuilding erected on said
tract shall, at any time be used as a residence temporarily, or permanently,
nor shall any structure of temporary character be used as a residence and
furthermore all construction shall be new, no building or buildings
may be moved from another location to any site herein.

6. No dwelling house shall be erected on any residential plot, which,
in the case of a one story dwelling has an area of less than 900 square
foot and the case of a one and one-half story dwelling not less than
800 square feet on the main floor, exclusive of open porches and garage.

7. No oil drilling, oil development operations, mining, mining operations
of any kind shall be permitted on any land contained in the said residential
lots.

8. Yard fences may extend only from the rear of any lot to the side of
the house thereon, and there shall be no front yard fences.

These covenants and restrictions shall run with the land and shall
be binding on the parties hereto and to their respective successors,
administrators, and assigns, and all persons claiming under and through
them until twenty-five years from the date hereof, at which time said
restrictions shall automatically extend for successive ten year periods
unless by a vote of the majority of the then owners of record of said
residential lots it is agreed to change said restrictions in whole or
part.

Any owner of record of any residential plot covered by these re-
strictions may sue in law or equity to enjoin the violation of any of
the within restrictions or for damages for the violation thereof.

Dated this 27th day of February 1959,

SIGNED:

James D. Loring

STATE OF WISCONSIN

On this 27th day of February 1959, before me personally appeared
the person described in and who executed the fore-
mentioned instrument as his or her free act and deed,

given under my hand and notarial seal the day and year above written.

Notary Public

My commission expires April 10, 1960
COVENANTS RUNNING WITH THE LAND
AND
BUILDING RESTRICTIONS

LOTS 16 THROUGH 30 INCLUSIVE IN BLOCK 19, HIGHLAND PARK
ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING,
AND LOTS 9 THROUGH 16, BLOCK 20, EASTWARD HEIGHTS NO. 1
ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING.

WHEREAS, we the undersigned are the owners of record of the
lots and blocks described above, desire to establish in such lots
and blocks an exclusive residential district wherein the construc-
tion and use of dwelling houses shall conform to a certain mini-
mum requirements, and wherein each homeowner may be protected
against violation thereof each against the other;

NOW, THEREFORE, IN CONSIDERATION of the mutual promises,
grants, and other valuable consideration, the undersigned owners
do hereby agree and impose upon the real property described as
Lots 16 through 30, inclusive, in Block 19, Highland Park Addi-
tion to the City of Casper, Natrona County, Wyoming, and Lots
9 through 16, Block 20, Eastward Heights No. 1 Addition to the
City of Casper, Natrona County, Wyoming, the following
covenants and restrictions, to-wit:

1. No structure shall be erected, altered, placed or per-
mitted to remain on any residential building lot, other than one
detached single family dwelling, not to exceed one and one-half
stories in height, and a private garage of not more than three
cars.

2. No building shall be located on any residential lot
nearer than twenty-five feet to the front lot line nor nearer
than ten feet to any side street line, nor nearer than five feet
to any side lot line. No building shall be located on any
corner lot nearer than twenty-five feet to the side lot line.
in the event a house is turned on a corner lot to face the side
street, the setback line at the front of the lot shall be
five feet greater than the setback of the adjoining house,
and the setback line on the side street shall be twenty-five
feet.

3. No residential structure shall be erected or placed
on any building lot which plot has an area of not less than 5,000
square feet or a width of not less than 55 feet across the front
setback line.
4. No store, shop, repair shop, storage or repair garage, restaurant, dance hall or any other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any lots mentioned, nor shall anything be done on any of said lots which may constitute a public nuisance.

5. No trailer, tent, shack, garage, barn or outbuilding erected on said tract shall at any time be used as a residence, temporarily or permanently nor shall any structure of temporary character be used as a residence and furthermore all construction shall be new, no building or buildings may be moved from another location to any site herein.

6. No dwelling house shall be erected on any residential plot, which, in the case of a one story dwelling has an area of less than 900 square feet and in the case of a one and one-half story dwelling not less than 800 square feet on the main floor, exclusive of open porches and garage. Structures already in existence on all plots in Block 19 comply with these requirements on the date hereof.

7. No oil drilling, oil development operations, mining, mining operations of any kind shall be permitted on any land contained in the said residential lots.

8. Yard fences may extend only from the rear of any lot to the front of the house located thereon and there shall be no front yard fences.

THESE COVENANTS AND RESTRICTIONS shall run with the land, shall constitute the granting of easements in and against, mutually burdening and benefiting all of the lots in the Blocks so described hereinabove by all of the owners thereof, and shall be binding on the parties hereto and on their respective successors, administrators, and assigns, and all persons claiming under and through them until twenty-five years from the date hereof, at which time said restrictions shall automatically extend for successive ten year periods unless by a vote of the majority of the then owners of
record of said residential lots it is agreed to change said restrictions in whole or in part.

Any owner of record of any residential plot covered by these restrictions may sue in law or equity to enjoin the violation of any of the within restrictions or for damages for the violation thereof.

Dated this ___ day of March, 1980.

Owners of Lots 9 through 16, Block 20, Eastward Heights No. 1 Addition to the City of Casper, Natrona County, Wyoming, formerly described as Lots 1 through 28, Block 20, Highland Park Addition to the City of Casper

Owner(s):

Jeanne L. LeBrun
Flora M. Larsen

Legal Description:

3.00' of Lot 30, Lot 21, N 20', Lot 22,
Blk 17, Highland Park Addition
City of Casper, Natrona Co.,

5.00' of Lot 17 and N 35' of Lot 19,
Highland Park Addition to the City of Casper,

All of Lot 19, Blk 17, Highland Park Addition to the City of Casper,

All of Lot 19 and N 35' of Lot 17,
Highland Park Addition to the City of Casper,

Blk 19, Highland Park Addition to the City of Casper,
Natrona County, Wyoming;

All of Lot 29 and all of Lot 30,
Blk 19, Highland Park Addition to the City of Casper,

County, Wyo.
Owner(s):

Alice M. Francis

Samuel Frank

Lucille Francis

Marilyn Frank

Being all of the Owners of Lots 16-30, inclusive, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming, specifically as follows:

S. 5', Lot 20, Lot 21, N. 20' Lot 22, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

S. 30' Lot 19 and N. 35' Lot 20, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

All of Lot 16, N. 25' Lot 17, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

S. 35' Lot 24, N. 30' Lot 25, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

All of Lots 29 and 30, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

S. 20' Lot 22, Lot 23, N. 5' Lot 24, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

S. 25' Lot 27, all of Lot 28, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

N. 10' Lot 19, Lot 18, S. 15' Lot 17, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

N. 15' Lot 27, all of Lot 26, S. 10' Lot 25, Block 19, Highland Park Addition to the City of Casper, Natrona County, Wyoming

Gilbert V. Douglass and

Willa Dean Douglass (h&w)

Ira L. Harbager and

Dorothy Harbager (h&w)

Harold Iverson and

Joan Iverson, h&w
STATE OF WYOMING  )  SS.
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by Robert H. McCravy, and Claudette Raye McCravy, husband and wife, this 15 day of March, 1980.

Witness my hand and official seal.

My Commission Expires:  
January 3, 1981

STATE OF WYOMING  )  SS.
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by John R. LeBrun and Jeanne L. LeBrun, husband and wife, and B. N. Larsen and Flora M. Larsen, husband and wife, this 27 day of March, 1980.

Witness my hand and official seal.

My Commission Expires:  
August 3, 1983

STATE OF WYOMING  )  SS.
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by Stanley H. Spalding & Rosella Spalding, haw; Thomas J. Mullin & Sharis Mullin, haw; Dennis E. Nicholson & Linda F. Nicholson, haw; James Kanelos & Edith Kanelos, haw; Alice M. Francis, a single woman; Gilbert V. Douglas & Wile Deen Douglas, haw; Ira L. Harbarger and Dickie Harbarger, haw; Harold Iversen and John Iversen, haw, this 17 day of March, 1980.

Witness my hand and official seal.

My Commission Expires:  
January 3, 1983

287990
DECLARATION OF PROTECTIVE COVENANTS

WHEREAS, JACK L. GILPIN and ELIZABETH H. GILPIN, husband and wife, are the owners of Lots numbered 1 to 24, and 26 to 30, both inclusive, in Block numbered 3 in Highland Park Addition to the City of Casper, Natrona County, Wyoming, and they desire to establish in said addition, insofar as the said real property owned by them as aforesaid is concerned, an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner;

NOW, THEREFORE, In consideration of the premises, the undersigned JARCH L. GILPIN and ELIZABETH H. GILPIN, husband and wife, do hereby impose upon Lots 1 to 24 and 26 to 30 in Block 3 in Highland Park Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon said Lots, no structures shall be erected, altered, placed or permitted to remain on the same, other than one detached single-family dwelling or one semi-detached single-family dwelling, not to exceed two and one-half stories in height and a private garage for not more than three cars.

(b) No building shall be located on any of said Lots nearer than 20 feet to the front lot line on either street. No building except a detached garage or other out-building located 75 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

(c) No store, shop, repair shop, storage or repair garage, restaurant, dance hall or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any Lots hereinabove described, nor shall anything be done on any of said Lots which may be an annoyance or nuisance to the neighborhood.

(d) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as
(e) Any residence erected upon any of the above described lots shall be a permanent type residence and shall conform as to type of construction and building materials with existing structures in said Block 5 in Highland Park Addition.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1954, at which time said covenants shall automatically be extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots hereinabove described, it is agreed said covenants in whole or in part shall be changed.

If the parties hereto, or any of them, or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated upon the above described property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other costs for such violation.

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

Executed this 9th day of May, 1953.

[Signature]

STATE OF WYOMING

COUNTY OF NATROMA

On this 15th day of May, 1953, before me personally appeared Jean L. Gilpin and Elizabeth T. Gilpin, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Given under my hand and notarial seal, the day and year in this certificate above written.

By commission expires: Jul 27, 1956

[Notary Public]
REVOCATION AND CHANGE OF PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS

WHEREAS, JERI L. GILPIN and ELIZABETH H. GILPIN, husband and wife, are
the sole owners and proprietors of Lots numbered 1 to 21, both inclusive, and
Lots numbered 26 to 30, both inclusive, in Block numbered 1, in Highland Park
Addition to the City of Casper, Natrona County, Wyoming, established certain
building restrictions and protective covenants pertaining to said property as
evidenced by their certain declaration dated May 13, 1953, recorded in the
office of the County Clerk of Natrona County, on May 13, 1953, in Book 28 of
Miscellaneous Records, Page 260, and

WHEREAS, the undersigned, Jack L. Gilpin and Elizabeth H. Gilpin, husband
and wife; J. S. Scott, a single man; and Lowell McInally, a single man, are now
the sole owners and proprietors of the above described property and, due to
changed conditions, said persons desire to amend, revoke and change the build-
ing restrictions and protective covenants set forth and contained in said May
13, 1953 declaration.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the undersigned,
being the sole owners and proprietors of the above described property, do hereby
revoke, annul and set aside all of the provisions and restrictions contained in
that certain Declaration of Protective Covenants dated May 13, 1953, recorded
in the office of the County Clerk of Natrona County, in Book 28 of Miscellaneous
Records, Page 260, and in lieu thereof do hereby impose upon the above described
property the following protective covenants and restrictions, to-wit:

(a) Upon Lots numbered 9 to 15, both inclusive, and Lots numbered 23,
24, and 26 through 30, in said Block numbered 1, in Highland Park Addition to
the City of Casper, Natrona County, Wyoming, no structures shall be erected,
placed or permitted to remain on the same other than detached single
family dwellings or detached single family dwellings, or duplex dwellings,
not to exceed two and one-half stories in height, and a private garage for not
too more than three cars for the exclusive use and occupancy of the occupants of
such dwelling.
said dwellings or duplex dwellings and as an appurtenance thereto; no such dwellings or duplex dwellings shall be located on any of said lots nearer than 20 feet to the front lot line of either abutting street, and no building except a detached garage or other outbuilding located 75 feet or more from the front lot line shall be located nearer than three feet to any side lot line.

(b) It is recognized that Lots numbered 1 through 8, and 16 through 23 of said Block 2, may be used for either residence or commercial purposes and as to said lots, in the event that any dwellings or duplex dwellings are erected thereon or any part thereof, then the covenants and restrictions contained in paragraph (a) hereinafore shall also apply to said lots. In the event the lots in this paragraph specifically described are used for commercial purposes, then and in that event no building to be used for commercial purposes shall be erected upon said lots or any part thereof, except a permanent type building conforming as to type of construction and building materials with structures in the area existing at the time of construction of any such building, and no business shall be conducted which may be an annoyance or nuisance to the neighborhood.

(c) As to all of the lots and property covered by or described in this agreement, no automobile or machinery repair shop, filling station, pool hall, storage or repair garage, dance hall, or other public place of amusement shall be carried on or conducted thereon, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood; and no basement, tent, shack, garage or other outbuilding erected upon said property shall at any time be used as a residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence. Any residence building erected upon any of said lots shall be a permanent type structure. Any residence building and shall conform as to type of construction and materials to type of construction and materials of existing structures in said Block 3 of Highland Park Addition. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1967, at which time...
time said covenants shall automatically be extended for successive periods of
10 years, unless by vote of a majority of the then owners of the lots herein-
above described, it is agreed said covenants in whole or in part shall be changed.

If the parties hereto, or any of them, or their heirs, successors or
assigns shall violate or attempt to violate any of the covenants herein, it
shall be lawful for any other person or persons owning any real property situated
upon the above described property to prosecute any proceedings at law or in
equity against the person or persons violating or attempting to violate any
such covenant and either to prevent him or them from so doing or to recover
damages or other dues for such violation.

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

Executed this 1st day of December, 1956.

[Signatures]

STATE OF WYOMING
COUNTY OF NATRONA

On this 1st day of December, 1956, before me personally
appeared JACK L. OLIPHIN and ELMER M. OLIPHIN, husband and wife, to me known

to be the persons described in and who executed the foregoing instrument, and

acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, the day and year in this cer-

tificate first above written.

[Notary's Signature]

1-23-1960
STATE OF WYOMING

COUNTY OF NATRONA

On this 24th day of December, 1956, before me personally
appeared J. E. SCOTT, a single man, to me known to be the person described in
and who executed the foregoing instrument, and acknowledged that he executed
the same as his free act and deed.

Given under my hand and notarial seal, the day and year in this certifi-
cate first above written.

My Commission Expires:

1-23-1960

Notary Public

STATE OF UTAH

COUNTY OF UTAL

On this 6th day of December, 1956, before me personally appeared
LOWELL MCCLELLAN, a single man, to me known to be the person described in and
who executed the foregoing instrument, and acknowledged that he executed the
same as his free act and deed.

Given under my hand and notarial seal, the day and year in this certifi-
cate first above written.

My Commission Expires:

Notary Public
REVOCATION AND CHANGE OF PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS

MURRIN, JACI L. GILPIN and ELIZABETH H. GILPIN, husband and wife, as the sole owners and proporsors of Lots numbered 26 to 30, both inclusive, and Lots numbered 26 to 30, both inclusive, in Block numbered 3, in Highland Park Addition to the City of Casper, Natrona County, Wyoming, established certain building restrictions and protective covenants pertaining to said property as evidenced by their certain declaration dated May 13, 1953, recorded in the office of the County Clerk of Natrona County, on May 13, 1953, in Book 26 of Miscellaneous Records, Page 260, and

WHEREAS the undersigned Jack L. Gilpin and Elizabeth H. Gilpin, husband and wife and J. E. Scott, a single man, married, amended and revoked the Building Restrictions and Protective Covenants with that

Certain Amendment and Change of Protective Covenants and Building Restrictions Agreement dated December 4, 1956 recorded in the office of

County Clerk of Natrona County, Wyoming on December 10, 1956 in Book 33 of Miscellaneous, Page 197 and

WHEREAS, the undersigned Jack L. Gilpin and Elizabeth H. Gilpin, husband and wife, J. E. Scott and Blanche A. Scott, husband and wife and

Casper Veterans Real Estate Corporation, John E. Scott Jr. (President), are now the sole owners and proporsors of the above described property, and due to changed conditions, said persons desire to revoke and eliminate

and set aside all of the building restrictions and protective covenants

and forth and contained in said May 13, 1953, Declaration, and in said

Revocation and Change of Protective Covenants and Building Restrictions Contained in said December 4, 1956 agreement.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS do hereby revoke, annul and set aside all of the provisions and restrictions contained in that

certain Declaration of Protective Covenants dated May 13, 1953, recorded in the office of County Clerk of Natrona County, in Book 26 of Miscellaneous

Records Page 260, and Revocation and Change of Protective Covenants and Building Restrictions dated December 4, 1956 as recorded in the Office of

County Clerk, Natrona County, Wyoming in Book 33 Page 197, December 10, 1956 to-wit:

[Followed by detailed clauses and language regarding the revocation and change of covenants, not transcribed here]
A. Lots 1, 2 and North 22:25 Feet of Lot 3: the South 17:75 feet of Lot 3. All of Lots 4, 5, 6 and 7, and the North 6:33 feet of Lots 8 and the South 31.77 feet of Lot 9: Lots 11 and 12 inclusive; Lots 16 to 31 inclusive and Lots 36 to 40 inclusive. All in Block 3, Highland Park Addition to the City of Casper, Natrona County, Wyoming.

In Witness Whereof, the parties hereto have executed this agreement on the 20th day of May, 1966.

[Signatures]

STATE OF WYOMING
COUNTY OF NATRONA

On this 25th day of May, A.D. 1966, before me, personally appeared Jack L. Gilpin and Elizabeth H. Gilpin and J. E. Scott, husband and wife, and Blanche A. Scott, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, and said wife, having been by me fully apprised of her right and of the effect of signing and acknowledging the said instrument.

Given under my hand and Seal this 25th day of May, 1966.

[Signature]

By Commission expires on the 7th day of May, A.D. 1967.
STATE OF WYOMING \\
COUNTY OF NATRONA \\

On this 26th day of May 1965 before me personally appeared John E. Scott Jr. to me personally known, who, being by me duly sworn, did say that he is the PRESIDENT of CASPER VETERANS REAL ESTATE CORPORATION and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said John E. Scott Jr. President acknowledged said instrument to be the free act and deed of said corporation.

My commission expires on the 26th day of October 1966.

[Signature]
[Notary Public]

[Stamp]