WHEREAS, Meadow Park Land Company, a Wyoming Corporation, in the name of Natrona County, Wyoming, and desired to establish in said addition 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 Meadow Park Land Company, a Wyoming Corporation, does hereby impose upon said lots, Meadow Park Addition No. 2 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling or one semi-detached single-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(b) No building shall be erected, placed or altered on any building site in said addition until the building plan, specifications and plot plan showing the location of such building have been approved in writing, as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of R. J. Clare, J. E. R. Vopdell and H. M. Curren, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or the designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, nor the company shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative, shall cease on and after April 20, 1979. Therefore, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 10 feet to any side street line, except residential buildings may face on the long side of corner lots.

No building located on corner lots shall be located nearer than 15 feet and 25 feet respectively to the street property lines of said streets. No building located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 70 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet or a width of less than 50 feet at the front building setback line.