A PLAT OF
MEADOWLARK HILLS
AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A SUBDIVISION OF A PORTION OF THE S1/2 OF SECTION 18 AND
THE N 1/2 OF SECTION 19 ALL OF TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE
SIXTH PRINCIPLE MERIDIAN, PLATTE COUNTY, WYOMING

CERTIFICATE OF DEDICATION

The Wyoming Corporation, based upon its knowledge and assiduous manner of the
requisitions provided for by Section 3 of Act No. 77 of the 116th Congress, 2nd Session, Wyoming Territory, 1870, hereby dedicates as a public highway, street
or road, a portion of the S1/2 of Section 18, T33N, R79W, Sec. 18, Platte County, Wyoming, and all of Section 19, T33N, R79W, Sec. 19, Platte County, Wyoming, together
with all easements and appurtenances thereto.

The dedication is effective as of the date of filing this document.

C. W. F. E. H. Johnson, Wyoming Corporation, Executor

CERTIFICATE OF SURVEY

The undersigned, General Land Surveyor, hereby certifies that the plat was prepared from notes taken
and the description therein contained, and found to be correct, and that the boundaries of the
property and improvements thereon, as shown on the plat, are hereby fixed and established
as the true and correct boundaries of the property.

C. W. F. E. H. Johnson, Wyoming Corporation, Executor

APPROVALS

Approved and accepted by the Wyoming Corporation, Executor of the 1975
by the City of Casper, Wyoming, on the 21st day of October, 1975.

City Clerk

Revised and adopted by the City of Casper, Wyoming, on the 18th day of November, 1975?

City Clerk

Approved and accepted by the 7th day of December, 1975

City Engineer

Approved and accepted by the 15th day of December, 1975

City Clerk
PROTECTIVE COVENANTS

MEADOWLARK HILLS ADDITION
CITY OF CASPER
NATRONA COUNTY, WYOMING

In consideration of the mutual protections herein contained, for the purpose of maintaining a desirable residential area, and for the mutual interests of the present and future property owners in providing for the orderly development of the Meadowlark Hills Addition to the City of Casper, Natrona County, Wyoming, we do hereby agree and covenant this 5th day of November, 1975, to impose the following protective covenants and conditions to run with the land and to bind the owners and their respective heirs, executors, administrators, successors and assigns of the following described property, namely:

Lots 1 through 30, inclusive, Block 1; Lots 1 through 11, inclusive, Block 2; Lots 1 through 36, inclusive, Block 3; Lots 1 through 14, inclusive, Block 4; Lots 1 through 15, inclusive, Block 5; Lots 1 through 78, inclusive, Block 6; Lots 1 through 36, inclusive, Block 7; Lots 1 through 14, inclusive, Block 8; Meadowlark Hills, an addition to the City of Casper, County of Natrona, State of Wyoming.

The covenants and conditions hereof are as follows:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes, except for a sales office for use by the Developer. No building shall be erected, altered, placed or permitted to remain on any lot other than single-family dwellings, duplexes, triplexes or fourplexes not to exceed two (2) stories in height and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in paragraph 14.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than $25,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better that that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling nor less than 600 square feet for a dwelling of more than one story.

4. BUILDING LOCATION.
   (a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the Approved Planned-Residential Zoning Plat. In any event, no
building shall be located on any lot nearer to the lot lines than those set forth in the then existing residential zone designated for the Addition by the City of Casper at the time of issuance of a building permit.

(b) The side yard required for an attached or detached garage or other permitted non-dwelling accessory building shall comply with the side yard for each lot as designated by the Approved Planned Residential Zoning Plat.

(c) For the purposes of this covenant, 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 one lot to encroach upon another lot.

5. EASEMENTS. Easements on individual lots for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels. 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. Within these limitations, these covenants shall not prohibit the construction of a fence within or on such easements.

6. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, shed, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than six (6) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. MINING AND MINERAL OPERATIONS. No mining or commercial drilling or mineral operations of any kind shall be permitted upon or in any lot.

10. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot; except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and placed neatly for disposal by municipal or commercial garbage disposal units at each regular disposal date.

12. WATER SUPPLY. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Wyoming Board of Health. Approval of such system as installed shall be obtained from such authority.

13. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

14. ARCHITECTURAL CONTROL COMMITTEE - MEMBERSHIP. The Architectural Control Committee is composed of William M. McCarty, Jr., Garry W. Burnette and Addison E. Winter. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor.
Neither the members of the committee, nor its designated representative shall
be entitled to any compensation for services performed pursuant to this
covenant.

15. PROCEDURE. The committee's approval or disapproval as required in these
covenants shall be in writing. In the event the committee, or its designated
representative, fails to approve or disapprove within thirty (30) days after
plans and specifications have been submitted to it, approval will not be
required and it shall be deemed that there is full compliance with the related
covenants.

16. TERM. These covenants are to run with the land and shall be binding on
all parties and all persons claiming under them for a period of twenty (20)
years from the date these covenants are recorded, after which time said covenants
shall be automatically extended for successive periods of ten (10) years
unless an instrument signed by a majority of the then owners of the lots has
been recorded, agreeing to change said covenants in whole or in part.

17. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity
against any person or persons violating or attempting to violate any covenant
either to restrain violation or to recover damages.

18. SEVERABILITY. 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.

19. FENCES. As required by the City of Casper in the "Subdivision
Agreement" dated _________, 1975, Section 1.11, "All fences constructed
along the rear lot lines in said subdivision shall be of the same height, design,
and alignment, and constructed of the same type of building material." There-
fore, if a fence is constructed along the rear lot line, it shall be six (6.0)
feet in height, be constructed as close to the rear lot line as possible, and
be made of wooden material and shall be approved by the Architectural Control
Committee.

IN WITNESS WHEREOF the parties hereto have put their hands this 5th
day of November, 1975.

ATTEST

Garry W. Burnette
Secretary

EMPIRE DEVELOPERS, INC.

BY: Raymond W. Bickel,
Raymond W. Bickel, President

William M. McCarty, II
William M. McCarty, II, Individually

Addison E. Winter
Addison E. Winter, Individually

Garry W. Burnette
Garry W. Burnette, Individually

STATE OF WYOMING ) ) SS
COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by Raymond W. Bickel,
William M. McCarty, II, Addison E. Winter, and Garry W. Burnette, this 5th
day of November, 1975.

Witness my hand and official seal.

Vicki A. Bohl
Notary Public

My Commission Expires:
April 6, 1977

-3-
PROTECTIVE COVENANTS

Meadowlark Hills Addition
City of Casper
Natrona County, Wyoming

AMENDMENT NO. 1

This amendment, entered into by all property owners of Meadowlark Hills Addition to the City of Casper, Natrona County, Wyoming, shall be in addition to, and equal in effect with, the Protective Covenants heretofore recorded as to said subdivision,

WITNESSETH:

In consideration of mutual protections hereby provided, the following protective covenant and condition shall run with the land and bind the owners thereof and their respective heirs, executors, administrators, successors, and assigns as to all lots and blocks in said Meadowlark Hills Addition namely:

1. Each lot within Meadowlark Hills Addition (herein called "said lot") shall have appurtenant thereto nonexclusive and mutual easements over and upon any lot contiguous to said lot for the purpose of maintenance and repair of all lawful structures on said lot.

2. Said maintenance and repair shall include, but not be restricted to painting, repairing, altering, improving and cleaning; the use of ladders, scaffolds and compressors; and all other similar activities consistent with these covenants. The owner of said lot shall use all practicable means to avoid damage in the use of the easement created hereby and shall perform such activities at reasonable times and in a reasonable manner so as to cause as little inconvenience to others as is practicable.

3. Any substantial damages caused by any of the activities permitted by this amendment to the Protective covenants shall be repaired immediately and properly by the owner of said lot.

IN WITNESS WHEREOF the parties hereto have put their hands this 26th day of November, 1975.
ATTEST:
Garry W. Burnette
Secretary

BY: RAYMOND W. BICKEL
Raymond W. Bickel, President

WILLIAM M. McCARTY, II
William M. McCarty, II, Individually

ADDISON E. WINTER,
Addison E. Winter, Individually

GARRY W. BURNETTE,
Garry W. Burnette, Individually

STATE OF WYOMING       )
COUNTY OF FREMONT       ) SS

The foregoing instrument was acknowledged before me by Raymond W. Bickel,
William M. McCarty, II, Addison E. Winter, and Garry W. Burnette, this 26th day
of November, 1975.

WITNESS my hand and official seal.

VICKI A. BOHL
Notary public

My Commission Expires:
April 6, 1977
PROTECTIVE COVENANTS

Meadowlark Hills Addition
City of Casper
Natrona County, Wyoming

In consideration of the mutual protections herein contained, for the purpose of maintaining a desirable residential area, and for the mutual interests of the present and future property owners in providing for the orderly development of the Meadowlark Hills Addition to the City of Casper, Natrona County, Wyoming, we do hereby agree and covenant this 23 day of February, 1979 to impose the following protective covenants and conditions to run with the land and to bind the owners and their respective heirs, executors, administrators, successors and assigns of the following described property, namely:

Lots 18 through 22, inclusive, Block 2; Lots 7 through 30, inclusive, Block 3; Lots 1 through 7, inclusive, Block 4; Lots 2 through 36, inclusive, Block 6; Lots 1 through 36, inclusive, Block 7; Lots 25 and 26, Block 8; Meadowlark Hills, an Addition to the City of Casper, County of Natrona, State of Wyoming.

The covenants and conditions hereof are as follows:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes, except for a sales office for use by the Developer or his Agent. No building shall be erected, altered, placed or permitted to remain on any lot other than single family dwellings, duplexes, triplexes or fourplexes not to exceed two (2) stories in height and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Paragraph 10.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than $40,000 based upon cost levels prevailing on the date these covenants are recorded. It being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling, nor less than 600 square feet for a dwelling of more than one story.
4. BUILDING LOCATION.

(a) No building shall be located on any lot nearer to
the front lot line or nearer to the side street line than the minimum
building setback lines shown on the Approved Planned-Residential
Zoning Plat. In any event, no building shall be located on any
lot nearer to the lot lines than those set forth in the then existing
residential zone designated for the Addition by the City of Casper
at the time of issuance of a building permit.

(b) The side yard required for an attached or detached
garage or other permitted now-dwelling accessory building shall
comply with the side yard for each lot as designated by the Approved
Planned-Residential Zoning Plat.

(c) For the purposes of this covenant, 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 one lot to encroach upon another lot.

5. EASEMENTS. Easements on individual lots for installation
and maintenance of utilities and drainage facilities are reserved as shown
on the Recorded Plat. No structure, planting or other material shall
be placed or permitted to remain which may damage or interfere with
the installation and maintenance of utilities, or which may change the
direction of flow of drainage channels in the easements, or which may
obstruct or retard the flow of water through drainage channels. 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. Within
these limitations, these covenants shall not prohibit the construction
of a fence within or on such easements.

6. NUISANCES. No noxious or offensive activity shall be carried
on upon any lot, nor shall anything be done thereon which may be
or may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES. No structure of a temporary character,
trailer, basement, camper, tent, shack, garage, barn, shed, or other
outbuilding shall be used on any lot at any time as a residence, either
temporarily or permanently.

8. SIGNS. No sign of any kind shall be displayed to the public
view on any lot except one sign of not more than six (6) square feet
advertising the property for sale or rent, or signs used by a builder
to advertise the property during the construction and sales period.
9. MINING AND MINERAL OPERATIONS. No mining or commercial drilling or mineral operations of any kind shall be permitted upon or in any lot.

10. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and placed neatly for disposal by municipal or commercial garbage disposal units at each regular disposal date.

12. WATER SUPPLY. No individual water supply system shall be permitted on any lot.

13. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

14. ARCHITECTURAL CONTROL COMMITTEE - MEMBERSHIP. The Architectural Control Committee is composed of: Walter D. Tarsen, Box 353, Riverton, WY 82501; Garry W. Burnette, 400 Elizabeth Dr., Riverton, WY 82501; and Addison E. Winter, 813 N. 2nd West, Riverton, WY 82501. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

15. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required and it shall be deemed that there is full compliance with the related covenants.

16. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
17. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

18. SEVERABILITY. 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.

19. FENCES. As required by the City of Casper in the "Subdivision Agreement" dated November 6, 1975, Section 1.11, "All fences constructed along the rear lot lines in said subdivision shall be of the same height, design, and alignment, and constructed of the same type of building material." Therefore, if a fence is constructed along the rear lot line, it shall be six (6.0) feet in height, be constructed as close to the rear lot line as possible, and be made of wooden material and shall be approved by the Architectural Control Committee.

20. NONEXCLUSIVE AND MUTUAL EASEMENTS. Each lot within Meadowlark Hills Addition shall have appurtenant thereto nonexclusive and mutual easements over and upon any lot contiguous to said lot for the purpose of maintenance and repair of all lawful structures on said lot.

(a) Said maintenance and repair shall include, but not be restricted to painting, repairing, altering, improving and cleaning: the use of ladders, scaffolds and compressors; and all other similar activities consistent with these covenants. The owner of said lot shall use all practicable means to avoid damage in the use of the easement created hereby and shall perform such activities at reasonable times and in a reasonable manner so as to cause as little inconvenience to others as is practicable.

(b) Any substantial damages caused by any of the activities permitted by this amendment to the Protective covenants shall be repaired immediately and properly by the owner of said lot.

IN WITNESS WHEREOF the parties hereto have put their hands this

23 day of February, 1979

EMPIRE DEVELOPERS, INC.

ATTEST

Chas. W. Burnette
Secretary

BY: Addison E. Winter, President

Walter D. Twine, individually

Addison E. Winter, individually

Chas. W. Burnette, individually
STATE OF WYOMING

COUNTY OF FREMONT

The foregoing instrument was acknowledged before me by Addison E. Winter, Walter D. Tease, and Garry W. Burnette this 23rd day of March, 1979.

WITNESS my hand and official seal.

William T. Neyman—Notary Public

County of Fremont
State of Wyoming
My Commission Expires May 10, 1956

My Commission Expires:

5/26/80