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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).

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IN BOOK 70 OF Misc PAGE 269
NO. 235474 JOHN J. TOLIN
COUNTY CLERK

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
MOUNTAIN SHADOWS SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
MOUNTAIN SHADOWS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS Irvin L. Denman and Martha Jo Denman, husband and wife, are the owners of all that certain real property situated in Natrona County, State of Wyoming, known and described as Mountain Shadows, a subdivision of Natrona County, Wyoming, comprising the S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, and the SE $\frac{1}{2}$ SE $\frac{1}{4}$ Section 15, T34N, R78W, of the 6th P. M., Natrona County, Wyoming, being more particularly described as follows:

Beginning at the corner common to Section 15, 14, 22, and 23 Thence South 89 32' 59" East a distance of 197.29 feet to a point which is the Southeast corner of the Tract and on the West Right-of-way boundary of a County Road known as Cole Creek Road and point of beginning. Thence Northerly 218.47 feet on a curve to the left with a radius, 1030 feet and Central Angle 12 12' 46" to the P. T. Thence North 22 34' 58" East a distance of 226.03 feet along right-of-way to a point on the Section line between 15 & 14; Thence North 0 31' 08" West a distance of 426.25 to a point on the right-of-way; Thence North 19 35' 22" West a distance of 650.42 feet along the West Right-of way of said Road, to the P. C. of a curve to the right with a radius, 1640 feet central angle 27 13' 50"; Thence 779.44 feet along the Arc to the P. T.; Thence North 8 48' 22" East a distance of 275.65 feet along right-of-way to the P. C. of a curve to the right with a radius, 1640 feet central angle 12 08' 46"; Thence along said curve 347.66 feet to the P. T.; Thence North 19 22' 49" East a distance of 448.72 feet to a point that intersects the right-of-way and the Section line common to 14 and 15; Thence North 0 29' 43" West a distance of 703.40 feet to a monument which is the North 1/16 and North-west corner of the tract; Thence South 89 39' 39" West to a monument a distance of 1305.46 feet which is the Northeast 1/16 corner; Thence South 89 39' 39" West a distance of 1306.20 feet to a monument and Northwest corner of tract; Thence South 0 26' 54" East a distance of 1315.03 feet to a monument; Thence South 0 25' 26" East a distance of 1320.81 feet to a monument; Thence North 89 34' 22" East a distance of 1308.05 feet to a monument; Thence South 0 22' 49" East a distance of 1315.56 feet to a monument; Thence 89 32' 59" East a distance of 1108.56 feet to the point of beginning.

This subdivision as marked, mapped and delineated encompasses 186.26 acres, more or less. Whereas, in order to insure the use and development of said property for exclusive residential purposes only, to prevent the impairment of the attractiveness of said property for such purposes, and to maintain property values therein, the undersigned desires hereby to make and impose upon said real property the restrictions and limitations hereafter set forth, and the same shall be covenants and conditions running with the land to wit:

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ARTICLE I
PROTECTIVE COVENANTS

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1.1 All numbered lots or parts thereof on the plat to which this is attached shall be used solely for single family dwellings and residences, and not more than one such dwelling shall be constructed or occupied on each lot. No lot shall be divided. Each such dwelling shall;

(a) Contain, when completed, not less than 900 square feet of useable living space, exclusive of and cellar, basement, porches, terraces, and garage; except that and split-level dwelling shall contain not less than 1200 square feet. Modular homes of not less than 24 feet in width are acceptable provided the square footage requirements are met and the modular home is placed on a solid concrete or concrete block foundation or basement and all portions of the running gear are removed.

(b) Be so situated on a lot so that no portion thereof shall be closer than 50 feet from the street or roadway boundary provided, however, an exception may be granted by the developers, or its successors or assigns, when required by topography or other physical conditions.

(c) Contain adequate provisions for sewage, and where a community sewer system is not available, an adequate, accepted sewage system must be installed for each lot and it shall comply with the rules, regulations and standards required by the state and local departments of health, and be approved in writing by same. No dwelling shall be constructed or placed within the Flood Plain designated on the final plat, if any.

(d) Be adequately wired for electricity in full compliance with the requirements of the United States Electrical Contractor's Code and all electric, telephone and other utility lines shall be buried below the surface of the ground except those which may be placed overhead by the developers, its successors or assigns.

(e) Comply with community policies and building codes, if any, and those established by the developers, its successors or assigns, as hereinafter set forth, and such plans for construction shall be approved by said developers, its successors or assigns, for aesthetic harmony and location. No outdoor or unapproved incinerators, except for the burning of papers, shall be constructed, nor shall trash, garbage or rubbish be burned within this subdivision.

(f) Provide adequate off street parking for vehicles of the family occupying such lot and their guests. No parking will be permitted within the right of way of streets or reads within this subdivision.

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(g) When horses are stabled and other pets are kept, the owner or owners thereof shall provide proper shelter thereof, which shelter shall provide aesthetic harmony with the house and shall be kept repaired and painted at all times, keep the same contained, and the entire premises shall be kept clean and sanitary at all times. In the event a controversy should arise regarding the keeping of pets and cleanliness and sanitary conditions, thereof, the results shall be determined by the Natrona County Health Officer.

In addition, the owner of each lot shall not permit the accumulation of weeds, brush, rubbish, junk, junk cars, of any kind, unlicensed cars or cars with out of date license plates, appliances, etc., or allow or permit said premises, or the animals thereon, to become a nuisance or offensive, or to annoy the other owners within the subdivision. All garbage containers shall be completely enclosed and covered at all times.

1.2 Elevated tanks shall not be erected or permitted upon any lot, except one gasoline and one diesel fuel storage tank per lot, such fuel tanks to have a capacity of no greater than 500 gallons each, and provided that such fuel tanks are located in the rear yards and at least thirty (30) feet distant from any building. Any tank used in connection with a dwelling or other structure shall be a part of the structure as approved by the Developers, or its successors or assigns, and shall be located in the rear yard behind the dwelling and shall be fenced.

1.3 Temporary Structures: No temporary house, mobile home, basement, trailer, or other structure shall be allowed on any lot as a place of residence or habitation either permanently or temporarily, except 6 months prior to and during construction, and no new dwelling shall be occupied in any manner prior to its completion. Construction of any new residential structures or outbuildings shall be completed in no more than one year from the date construction commences. The developers, or its successors or assigns, have authority to order the removal of said temporary structures whenever in its sole discretion the same have been on the premises an unreasonable length of time.

1.4 As soon as weather permits after completion of each dwelling, as herein contemplated, the owner thereof shall landscape his lot and premises by the performance of necessary grading, the planting of compatible grasses, trees, shrubs and other domestic plants in such amount that the cost thereof, including labor, shall equal not less than two percent of the cost of construction of the completed dwelling. No grading or contouring will be permitted which will stop, dam up or otherwise direct or interfere with the natural drainage of surface waters.

1.5 All other improvements built or installed upon any premises within this subdivision, including but not limited to garages, gates, fences, barns or animal shelters, arbors, summerhouses or other permanent or temporary structures of any kind shall be approved by the developers, or its successors or assigns, prior to construction or installation.

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1.6 Fences: All fences on road frontage and side fences running back along the property line to a point even with the front of the residential structure on said lot shall be of wood rail or other suitable open wood construction approved by the developers, or its successors or assigns. The remaining side and back fences may be woven or barbed wire. If the fences are not woven wire, a minimum of four (4) strands must be used. Posts for all fences shall be spaced no more than a maximum of one (1) rod apart. Where fences cross irrigation or drainage ditches or easements a usable gate having a width of no less than twelve (12) feet shall be installed to facilitate ingress and egress for the maintenance and cleaning of such ditches or drainage easements. All fences shall be maintained in a slightly condition by the owners thereof.

1.7 There is hereby reserved in all streets, alleys and other ways and across all lots and parcels of land in said subdivision, an easement and right of way not exceeding ten feet in width, unless otherwise noted on the final plat, for subterranean installation of electric, gas, telephone, sanitary sewer, storm sewer, water and other utility lines serving all or any portion of this subdivision, which rights and easements may be assigned or conveyed to any recognized utility company.

1.8 The covenants and restrictions, herein contained, are mutual considerations accepted and entered into by and among all purchasers and owners of lots or parcels within this subdivision and shall be covenants running with the land, binding upon the dedicators of this subdivision and all purchasers and owners of lots and parcels herein, and upon their heirs, personal representatives, successors and assigns for a period of time ending March 1, 1991, 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 tracts has been recorded agreeing to change said covenants in whole or in part.

(1.9) Enforcement shall be by any proceedings at law or in equity against any person or persons violating or attempting to violate the aforesaid provisions, restrictions and covenants, either to restrain violations or to recover damages, or both.

(1.10) Invalidatbn of any one of these restrictions by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

(1.11) Dedicated Roads and Maintenance: The developers, its successors and assigns, shall construct all roads, drives and lanes until such time as the same may be transferred to and accepted by Natrona County, Wyoming or such other duly constituted governmental agency as may take over such roads for public purposes.

(1.12) Membership in the Mountain Shadows and Sand Castle Estates Improvement and Service District

All persons, corporations, or associations who own or acquire the title in fee to any of the land (other than lands dedicated as public roads), by whatever means acquired, shall automatically become members of the Mountain Shadows and Sand Castle Estates Improvement and Service District. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

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IN WITNESS WHEREOF Irvin L. Denman and Martha Jo Denman have caused these presents to be signed and sealed in the City of Casper, County of Natrona, State of Wyoming, this 6th day of April, 1978.

Irvin L. Denman
Irvin L. Denman

Martha Jo Denman
Martha Jo Denman

State of Wyoming)
) ss
County of Natrona)

The foregoing instrument was subscribed and sworn to me by Irvin L. Denman and Martha Jo Denman this 6th day of April, 1978.

WITNESS MY HAND AND OFFICIAL SEAL

Jean Tomson
Notary Public

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