PROTECTIVE COVENANTS

Conditions, Covenants, Restrictions and Easements Affecting Property of the
Paradise Valley Development Company, a Special Partnership:

THIS DECLARATION made this 2nd day of June, 1952, by the Paradise
Valley Development Company, a Special Partnership, hereinafter called the Declarant;

WHEREAS, Declarant is the owner of the real property described in Clause I
of this Declaration, and is desirous of subjecting the real property described in
said Clause I to the restrictions, covenants, reservations, easements, liens and
charges hereinafter set forth, for the benefit of and for the benefit of and with
said property, each and every parcel thereof, and shall apply to and bind
the successors in interest, and any owner thereof;

NOW, THEREFORE, Paradise Valley Development Company, a Special Partnership,
hereby declares that the real property described in and referred to in Clause I
hereof is, and shall be, held transferred, sold and conveyed subject to the condi-
tions, restrictions, covenants reservations, easements, liens and charges hereinafter
set forth.

DEFINITIONS OF TERMS

Building site shall mean any lot, or portion thereof, or any part contain-
ing two or more contiguous lots, or a portion of land of record in a single owner-
ship and upon which a dwelling may be erected in conformity with the requirements of
these Covenants.

Company shall mean the Paradise Valley Development Company, a Special
Partnership.

CLAUSE 1

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held and conveyed, transferred
and sold subject to the conditions, restrictions, covenants, reservations, easements,
liens and charges with respect to the various portions thereof set forth in the
various clauses and subdivisions of this Declaration is located in the County of
Natrona, State of Wyoming, and is more particularly described as follows, to-wit:

Block 1, Lots 78 through 94;
Block 12, Lots 1 through 20;
Block 13, Lots 1 through 9;
Block 14, Lots 1 through 33;
Block 15, Lots 1 through 23;
Block 16, Lots 1 through 35;
Block 17, Lots 1 through 31;
Block 18, Lots 1 through 37;
Block 19, Lots 1 through 23;
Block 20, Lots 1 through 31;
Block 21, Lots 1 through 26;
Block 22, Lots 1 through 28;
Block 23, Lots 1 through 6.

Restrictions indicating a preference, limitation or discrimination based on
race, color, religion, sex, handicap, familial status or national origin are
hereby declared to be null and void.
No property other than that described above shall be deemed subject to this declaration, unless and until specifically made subject hereto.

The declarant may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereto.

GENERAL PURPOSES OF Covenants

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to be the best use and the most appropriate development and improvement of each building site therein; to protect the owner of building sites against such improper use or alterations of any kind that would impair the value of said property; to preserve, as far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to secure the highest and best development of said property; to encourage and assure the creation of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All building sites in the tract shall be known and described as residential building sites which shall be erected, altered, placed or permitted to remain on any building site other than one detached single-family dwelling not to exceed two stories in height, and other outbuildings incidental to residential use of the premises.

B. No building shall be erected, placed, or altered on any premises in said development until the building plans, specifications, and plot plan showing the location of such building have been approved, in writing, as to conformity and harmony of such structures in the existing structures in the vicinity to the location of the building with respect to topography and finished ground elevation, by an architectural committee composed of R. J. Clark, Jr., R. S. Snow, and D. N. Frame, or by a representative designated by a majority of the members of such committee. In the event the committee fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or to any member thereof, 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 fulfilled. The members of said architectural committee shall not be entitled to any compensation for services performed pursuant to this Covenant.

C. No building shall be located on any building site nearer to the front lot line, rear lot line, and/or street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any building site nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street 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 5 feet greater than the setback of the adjoined house and the setback line on the side street shall be 25 feet. No building shall be located nearer than 5 feet to an adjacent building site, or between an interior building site nearer than 25 feet to the rear lot line. For the purposes of this covenant, saves, steps, and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to encroach upon another building site.

D. No residential structure shall be erected or placed on any building site, which has an area of less than 2,000 square feet or a width of less than 40 feet at the front building set back line for interior lots, and less than 60 feet for corner lots.

E. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, basement, shed, garage, barn or other outbuildings other than guest houses and maids' quarters erected on a building site covered by these Covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitations.
H. No fences, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback lines established herein. Rear yard fencing on all lots in Block I is limited to 48" in height and the type of fencing must be approved by the Architectural Committee.

J. Oil drilling, oil development, operations, refining, mining operations of any kind, or any mining shall not be permitted upon any portion of the building sites in the tract described herein, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the building sites covered by these covenants.

K. No main residential structure shall be permitted on any building site covered by these covenants, the habitable floor area of which, exclusive of basements, porches, second floors and garages, is less than the square footage applicable to the lot involved as set forth in the following schedule:

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<th>BLOCK</th>
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L. No antenna or aerial used for television, radio or any other purpose shall be more than three feet in height unless approved by the Architectural Committee in writing.

M. No individual sewage-disposal system, septic tank or septic tank, shall be permitted on any building site.

N. 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 State Board of Health. Approval of such system to be installed shall be obtained from the Architectural Committee.

O. All construction shall be new and no building or buildings may be moved from another location to any site within the subdivision.

P. Each dwelling built in this subdivision shall be equipped with a garbage disposal and shall have an underground garbage removal system installed in the front yard.

Q. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them and shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the building sites covered by these covenants it is agreed to change said covenants in whole or in part.
If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein, it shall be lawful for persons or any real property situated in said tract, to recover damages or to recover damages or other dues for such violation.

Q. Invalidation of any one of these Covenants or any part thereof by judgements or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

PARADISE VALLEY DEVELOPMENT COMPANY,
A Special Partnership

formed by WESTWOOD LAND CO., INC.,
a Wyoming Corporation,
a General Partner

By
President

STATE OF WYOMING
COUNTY OF NATRONA

On this 2nd day of June, 1959, before me personally appeared H. J. Clare, Jr., to me personally known, who, being duly sworn, did say that he is the president of WESTWOOD LAND CO., INC., a Wyoming corporation, which corporation is a General Partner in PARADISE VALLEY DEVELOPMENT COMPANY, a Special Partnership. That said instrument was signed and sealed by said corporation in its capacity as a General Partner in PARADISE VALLEY DEVELOPMENT COMPANY, a Special Partnership, 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 H. J. Clare, Jr., acknowledged said instrument to be the true act and deed of said corporation.

GIVEN under my hand and notarial seal this 2nd DAY of June, 1959.

Notary Public

ADDENDUM TO BUILDING RESTRICTIONS, PARADISE VALLEY,
A SUBDIVISION OF A PORTION OF NATRONA COUNTY, WYOMING.

The undersigned hereby certify that they are the owners
of certain lots and blocks in those subdivisions of a portion of
Natrona County, Wyoming, all of said subdivisions known as
Paradise Valley and being more particularly described in the
following plats, to wit: Plat of Paradise Valley, a subdivision
of a portion of the SE 1/4 of Section 14, Township 33 North, Range
30 West, 6th P.M., Natrona County, Wyoming, dated November 19,
Plat of Paradise Valley, a subdivision of a portion of Section
23, Township 33 North, Range 80 West, 6th P.M., Natrona County,
Wyoming, dated June 2, 1959, recorded June 8, 1959, in Book
176 of Deeds, page 225; Amended plat of Paradise Valley, a sub-
division of a portion of the SE 1/4, Section 14, and NE 1/4, SE 1/4,
and NE 1/4, E1/4 NW1 of Section 23, Township 33 North, Range 80 West, 6th
P.M., Natrona County, Wyoming, dated March 10, 1959, recorded

That with respect to those lots and blocks still
owned and possessed by the undersigned in the said subdivision
known as Paradise Valley, the undersigned do hereby desire to
have and do hereby declare to be thereon, surface easements
which easements are more particularly described in the afore-
mentioned plats and said easements are in addition to all other
easements across the rear 10 feet of each building site as set
forth in the protective covenants and building restrictions
herefore filed relative to said subdivisions.

The easements herein set forth shall be binding upon
all parties signatory hereto and all parties claiming under
them.
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 20th day of January, 1960.

PARADISE VALLEY DEVELOPMENT COMPANY,
a Special Partnership

By WESTWOOD LAND CO., INC.,
a Wyoming corporation,
a General Partner

By: [signature]
President

STATE OF WYOMING
COUNTY OF NATRONA

On this 20th day of January, 1960, before me personally appeared H. J. CLARE, Jr., to me personally known, who, being by me duly sworn, did say that he is the President of WESTWOOD LAND CO., INC., a Wyoming corporation, which corporation is a General Partner in PARADISE VALLEY DEVELOPMENT COMPANY, a Special Partnership, 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 H. J. Clare, Jr., acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 20th day of January, 1960.

[Notary Public]

My Commission expires: June 25, 1962