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PLAT OF 864210
PARADISE VALLEY
A SUBDIVISION OF A PORTION OF
SECTION 14
T. 33 N. - R. 80 W., 6th PM.
NATRONA COUNTY, WYOMING

Attest
L. H. M...
County Clerk

CERTIFICATE OF DEDICATION

The undersigned, PARADISE VALLEY DEVELOPMENT COMPANY a Special Partnership, hereby certifies that
The foregoing subdivision of that portion of Sec. 14, Township 33 North of Range 80 West of the 6th PM, Natrona County, Wyoming, as it appears on the plat is with the free consent and desire of Paradise Valley Development Company, a Special Partnership, the owner and preparer of said land and that the purpose of said subdivision shall be PARADISE VALLEY, NATRONA COUNTY, WYOMING, and the streets, avenues, alleys, and public ways shown on the plat are hereby dedicated to public use

Dated at Casper, Wyoming the 19th day of November, 1958

PARADISE VALLEY DEVELOPMENT COMPANY
a Special Partnership
BY WESTWOOD LAND CO., INC., a Wyoming Corporation - General Partner

Attest
L. H. M...
County Clerk

THE STATE OF WYOMING
COUNTY OF NATRONA

On the 26th day of December 1958, before me personally appeared H. J. Clark, 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, and that said corporation is a general partner of Paradise Valley Development Company, a Special Partnership, and that the said Westwood Land Co., Inc. is the corporate preparer of said plat, and that the said plat and foregoing certificate was signed and sealed by Westwood Land Co., Inc., as a general partner of and on behalf of Paradise Valley Development Company, a Special Partnership, pursuant to the authority given said general partner by the partners of said special partnership, and on behalf of said corporation as such general partner by authority of the Board of Directors of Westwood Land Co., Inc., and H. J. Clark, Jr. acknowledged said certificate to be the free act and deed of said corporation as a general partner of said special partnership and for and on behalf of said special partnership.

Given under my hand and official seal the day and year in this certificate first above written.
My Commission expires 6-10-62
Melvin Hinkel
County Clerk

CERTIFICATE OF SURVEYOR

THE STATE OF WYOMING
COUNTY OF NATRONA

I, Herb R. Nelson, hereby certify that during the months of September and October, 1958, PARADISE VALLEY, NATRONA COUNTY, WYOMING, in Section 14, Township 33 North of Range 80 West of the 6th PM, Natrona County Wyoming, was surveyed by me as shown on this plat. Each tract and lot bears its respective number. Said plat is true and correct and I accurately surveyed the subdivision of blocks, lots, streets, avenues, alleys and public ways, all are well and accurately stated off and marked. Dimensions are in feet and decimals thereof.

Subscribed in my presence and sworn to before me this 26th day of November, 1958
Melvin Hinkel
County Clerk

My Commission expires 6-11-62

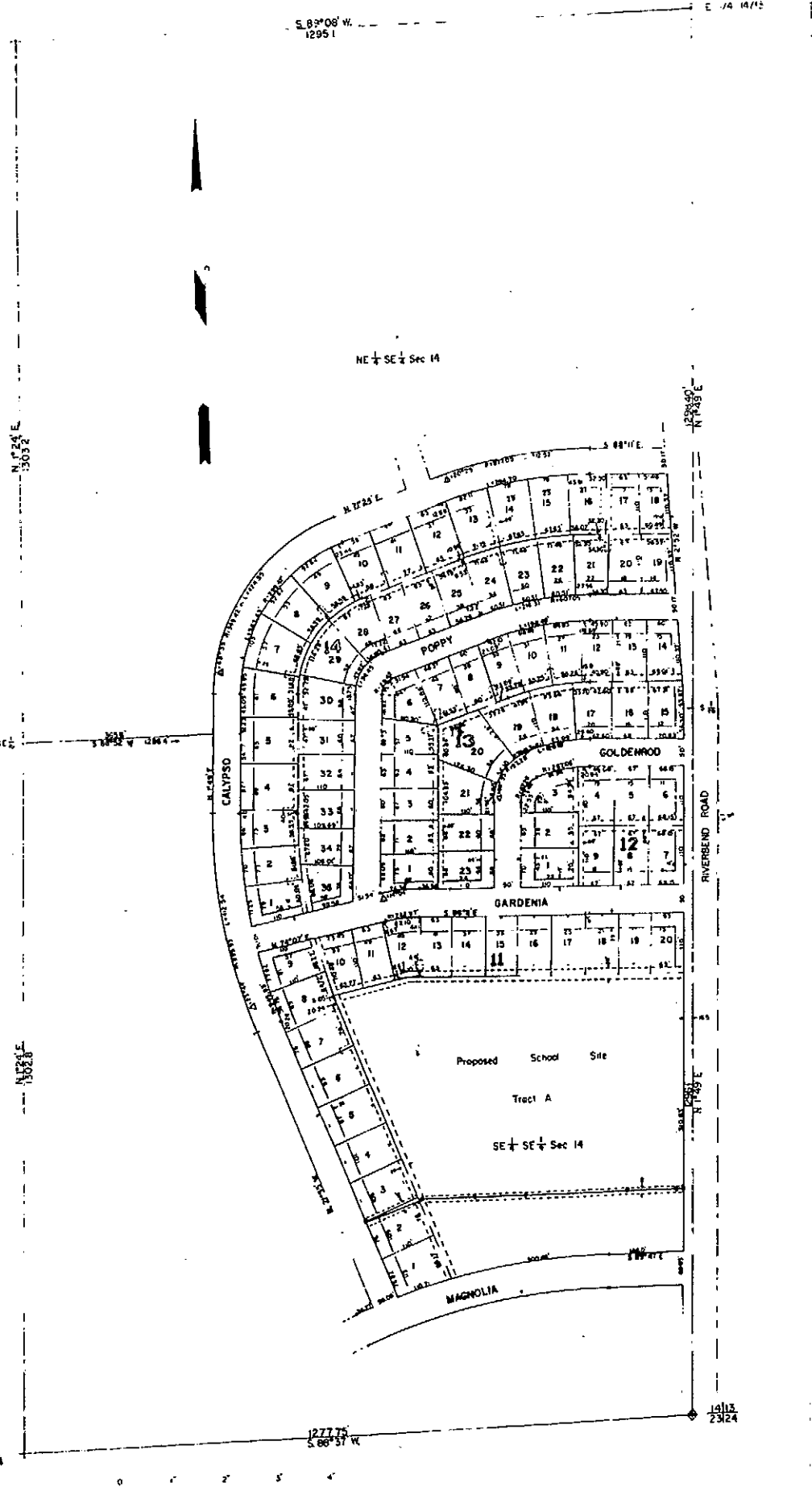
This is to certify that I have inspected and approved this plat.
Date Dec 2, 1958
H. R. Nelson
County Surveyor

APPROVED
Board of County Commissioners of Natrona County, Wyoming by Resolution
Duly passed on the 11th day of November, 1958
H. R. Nelson
County Commissioner

Attest
L. H. M...
County Clerk

LEGEND

- minimum setback lines
- section lines
- streets and surface drainage easements
- unimproved public setback lines



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, 1953 by the Paradise Valley Development Company, a Special Partnership, hereinafter called the Declarant:

WITNESSETH:

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, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and 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 conditions, restrictions, covenants reservations, easements, liens and charges hereinafter set forth.

DEFINITIONS OF TERMS

BUILDING SITE shall mean any lot, or portion thereof, or any plot containing two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these Covenants.

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

CLAUSE I

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 sub-divisions 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 11, Lots 1 through 20
- Block 12, Lots 1 through 9
- Block 13, Lots 1 through 23
- Block 14, Lots 1 through 17
- Block 14, Lots 19 through 35
- Block 15, Lots 1 through 13
- Block 16, Lots 1 through 31
- Block 17, Lots 1 and 2
- Block 18, Lots 1 through 11
- Block 19, Lots 1 through 7
- Block 20, Lots 1 through 23
- Block 21, Lots 1 through 37
- Block 22, Lots 1 through 31
- Block 23, Lots 1 through 17
- Block 24, Lots 1 through 26
- Block 25, Lots 1 through 28
- Block 26, Lots 1 through 6

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
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).

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 CONDITIONS

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so 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 insure the highest and best development of said property; to encourage and secure the erection 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. No structures 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 external design with existing structures in the development and as to location of the building with respect to topography and finished ground elevation, by an architectural committee composed of H. J. Clare, Jr., Nell Currence, and R. M. Wall or by a representative designated by a majority of the members of said 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, 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. 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 set back 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 adjoining 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, except that no side yard shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building setback line. No dwelling shall be located on any interior building site nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, 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 structures shall be erected or placed on any building site, which has an area of less than 5,000 square feet or a width of less than 60 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, tent, shack, garage, barn or other outbuildings other than guest houses and servants' quarters erected on a building site covered by these Covenants shall at anytime be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitations.

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G. An easement is hereby reserved for the Pacific Power and Light Company and the Mountain States Telephone and Telegraph Company for poles, anchors and guy wires and cable adjacent to any lot lines, and Northern Utilities Company for installation and maintenance of natural gas lines over the rear ten feet of each building site where no alley is provided in Paradise Valley, Natrona County, Wyoming.

H. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

I. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein. Rear yard fencing on all lots in Block I is limited to 42" 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 other operations~~ shall not be permitted upon or in any 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:

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
1	78 through 94	1300	25	1 through 14	1100
11	1 through 7	1100	25	15 through 28	950
11	10 through 20	850	26	all lots	1000
12	1 through 9	850			
13	1 through 23	850			
14	1 through 12	1100			
14	13 through 17	850			
14	19 through 35	850			
15	1 through 8	950			
15	9 through 21	1100			
15	22 through 43	950			
16	all lots	1100			
17	1 and 2	850			
18	all lots	950			
19	all lots	950			
20	all lots	950			
21	all lots	950			
22	all lots	950			
23	all lots	950			
24	all lots	950			

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.

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

M. 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.

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

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

P. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1985, at which time said covenants 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.

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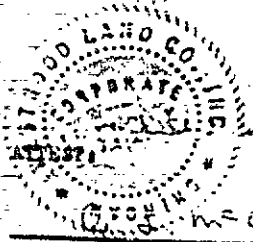


Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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 any other person or persons owning any real property situated in said tract, 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.

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.

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Secretary

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 } ss

On this 2nd day of June, 1959, before me personally appeared N. 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. 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 N. J. Clare, Jr., acknowledged said instrument to be the free act and deed of said corporation.

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



[Signature]
Notary Public

commission expires June 15, 1962

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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RECORDED	JAN. 21	1960	AT 10:30	CLOCK	427
IN BOOK	37	OF	MISC.		
NO.	904206			LOU E. MUMFORD	C UNIT 3. 4K

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 $\frac{1}{4}$ of Section 14, Township 33 North, Range 30 West, 6th P.M., Natrona County, Wyoming, dated November 19, 1958, recorded December 11, 1958 in Book 173 of Deeds, page 507; 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 subdivision of a portion of the S $\frac{1}{4}$ SE $\frac{1}{4}$, Section 14, and N $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$, E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 33 North, Range 80 West, 6th P.M., Natrona County, Wyoming, dated March 10, 1959, recorded March 10, 1959, in Book 174 of Deeds, page 631.

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 aforementioned 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 heretofore 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: H. J. CLARE, JR.
President



Secretary

STATE OF WYOMING)
) SS
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
Notary Public



My Commission expires:
June 15, 1962

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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