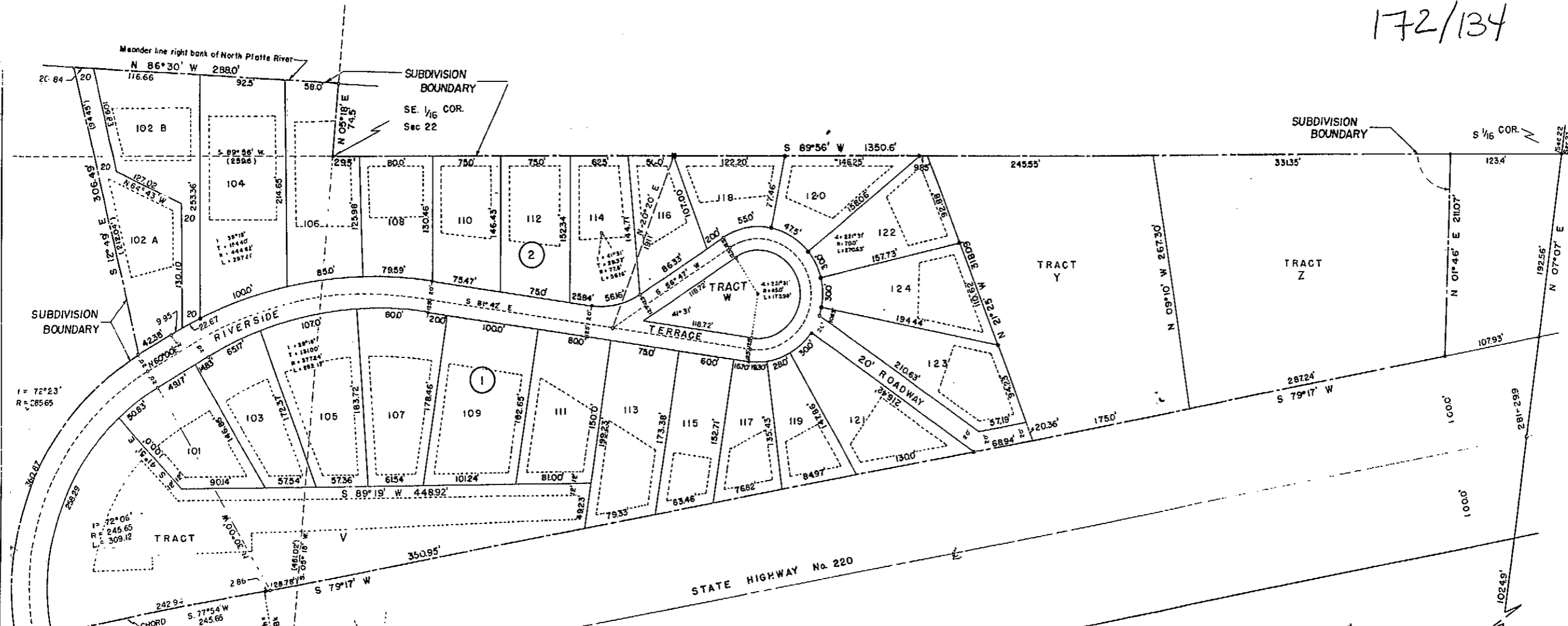


172/134



STATE HIGHWAY No. 220

APPROVED

BOARD OF COUNTY COMMISSIONERS of Natrona County, Wyoming, by Resolution duly passed on the 21 day of August, 1958.

Eric M. Munson County Clerk
W.C. McCall Chairman of the Board

Witnessed August 21, 1958
 Inspected and Approved *[Signature]* County Surveyor August 20, 1958

CERTIFICATE OF DEDICATION

The Undersigned, H. M. Pursel and Margaret Pursel, husband and wife, hereby certify that:

The foregoing subdivision of that portion of the SE⁴ of SE⁴ and W^{1/2} of SE⁴ of Section 22, Township 33 North of Range 80 West of the 6th P.M., Natrona County, Wyoming as it appears on this plat, is with free consent and desires of the undersigned owners and proprietors of said land; that the name of said subdivision shall be "RED BUTTE VILLAGE, NATRONA COUNTY, WYOMING" and the streets, avenues, alleys and public ways shown on the plat are hereby dedicated to public use except for the use of any pole lines for any overhead utilities or overhead street lighting, as all utilities are to be installed underground and provided, however, that all minerals and mineral rights in the lands so dedicated to public use are reserved by the undersigned owners, their heirs, representatives and assigns. The above named and undersigned hereby waive and relinquish all rights in said land which they may have under and by virtue of the Homestead exemption laws of the STATE of WYOMING.

Dated at Casper, Wyoming the 18th day of August, 1958.

H. M. PURSEL

THE STATE OF WYOMING
COUNTY OF NATRONA SS

On this 18th day of August, 1958, before me appeared H. M. Pursel and Margaret Pursel, husband and wife, to me known to be persons described in and who executed to the foregoing instrument and acknowledged that they executed the same as their respective free acts and deeds.

Given under my hand and notarial seal the day and year in this certificate first above written.

My Commission expires on the 2nd day of May, 1961.

[Signature]
Notary Public

CERTIFICATE OF SURVEYORS

STATE OF WYOMING
COUNTY OF NATRONA SS

We H. L. Worthington and E. C. Lenhart dba WORTHINGTON & LENHART hereby certify that during the month of June, 1958, RED BUTTE VILLAGE, NATRONA COUNTY, WYOMING was surveyed by us as shown on this plat. Each lot, block and tract bears its respective number; Control points of survey are accurately marked and set and indicated thusly; all other property corners shall be set in accordance with this plat upon the request of the owner. All dimensions are given in feet and decimals thereof.

E. C. Lenhart
E. C. Lenhart Wyo. Reg. No. 75

H. L. Worthington
H. L. Worthington Wyo. Reg. No. 142

Subscribed in my presence and sworn to before me this 18th day of August, 1958
My Commission expires on the 27 day of May, 1961

[Signature]
Notary Public



SCALE
1" = 50'

NOTE: indicates Building Restriction Lines; 10 feet on side lot lines except as indicated. Front back set lines shall be limited as shown.

PLAT OF
RED BUTTE VILLAGE
SUBDIVISION NO. 1

A SUBDIVISION OF PARTS OF
SE 1/4 of SE 1/4 & W 1/2 of SE 1/4
SECTION 22

T 33 N R 80 W of the 6th P.M
NATRONA COUNTY WYOMING

Scale 1" = 50'

22 23
27 26

T 33 N R 80 W
BRASS CAP

Recorded Sept. 2, 1958 at 1:20 O'Clock P.M.
In Book 35 of Misc. Page 412
No. 854479

Lou K. Musser
County Clerk

BUILDING RESTRICTIONS
RED BUTTE VILLAGE SUBDIVISION NO. ONE
NATRONA COUNTY, WYOMING

The undersigned certifies that it is the owner of Lots #101 through 124, inclusive, in Red Butte Village Subdivision No. One, Natrona County, Wyoming; Plat and dedication filed in Book 172 of Deeds, Page 134, and that it desires to establish in said Subdivision a suburban residential community with designated supplementary commercial areas wherein the construction and use of dwelling houses and buildings shall conform to certain minimum requirements, and so that each property owner in consideration of his compliance with such requirements shall be protected against violation thereof by any other property owner.

NOW, THEREFORE, in consideration of the premises, the undersigned does hereby impose upon all of the said Red Butte Village Subdivision No. One Natrona County, Wyoming, the following protective covenants and restrictions to-wit:

1. The trails, parks and playgrounds shown on said plat and dedication are for the use and benefit of the grantees and shall forever be and remain private property and not be dedicated to public use.
2. The property shown as numbered lots shall be used for residence purposes only; and not more than one single family residence may be erected and maintained on each plot; Grantees of such lots agree to make payments from the date of execution of their deeds of a maintenance fee to the Grantor annually in advance of \$15.00 on January 1st of each year, such sum to be used for snow clearing, care and maintenance of roads, trails, parks and playgrounds; said grantees agree to keep all grounds clean and well groomed and to keep structures in a good state of repair at all times; said payment above set forth is a continuing personal obligation and if not paid shall become a lien on said premises.
3. No building shall be erected before first conforming to local community policies and building codes, and the plans approved as to aesthetic harmony by the Grantor. Before any construction of buildings, residence, garage, fence, entrance gate, summer house, arbor or any structure is commenced, plans and specifications of the structure to be built must be submitted to and approved and building permit issued by the Grantor. Forty-eight hours will be allowed for study, before approval or rejection is given.
4. Garages or carports must be attached to the building unless physically impossible to do so; in that event, plans of garage and location shall be submitted and approved before construction is commenced.

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).

5. Lamp and post 5 ft. to 7 ft. high fitted with a 150 watt lamp or more shall be provided and maintained by the grantees at or within 25 ft. of the road line before residence is completed for use.

6. Any house or building to be constructed shall be set back from the road and side lines to the set back lines or more as shown on the plat and dedication. This restriction may be modified by the grantor if topography or physical conditions justify modifications.

7. No trash, brush piles, rubbish, junk, non-operative boats or vehicles or other items unsightly or detrimental to adjoining or adjacent property shall be allowed.

8. On lake front, stream or river front properties; a. No docks or summer houses of any kind may be constructed. Surface launching gear not over 3 ft. above grade may be constructed. B. Native or planted brush and trees shall be preserved and protected in wild life refuge areas by the grantee to the extent of at least 50% of the existing growth.

9. Outside incinerators are permitted only for burning of clean papers; interior gas fired incinerators may be used for all combustible materials.

10. Motor boats on lakes are prohibited.

11. No portion of the property shall be used for the manufacture or sale of goods or merchandise of any kind, nor for boarding or room house, trade or business of any kind, except professional services if approved by the Grantor in writing.

12. Household pets only will be permitted on residence premises. Horses or ponies are encouraged but only permitted on lots of 2 acres or more, and in communal grazing areas on a fee basis. Number of head per lot and for each grazing area shall be stipulated by the Grantor.

13. No tents, trailers or temporary living quarters will be allowed except children's play tents.

14. Off street parking areas for at least two cars shall be provided on the property. Parking in the road right of way is prohibited.

15. Enclosed kitchen yard shall be provided for each residence. Long single clothes lines are prohibited; rotary drying or parallel lines in drying yard are permitted.

16. Landscaping and tree planting of appropriate character and design must be provided for and completed within one year as part of any construction and shall consist of a planting value of not less than .02% of the sale price of the home.

17. Pools are permitted. Landscape pools or children's walk-in pools not over 1 ft. 6 in. deep and not exceeding 60 sq. ft. may be constructed without special permit. Swimming pool permit must be obtained from the Grantor before construction of pool is commenced.

18. Existing natural water courses for natural surface water run off must not be dammed or otherwise filled or obstructed to prevent the natural run off of surface water.

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



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19. Shoulder plantings made between the road right of way line and the wearing surface of the road shall be developed and maintained by the Grantee in cooperation with the Grantor.

20. Except in areas where a community sanitary sewer is provided, a septic sewage system must be installed in strict accordance with the septic sewage code provided by the Grantor.

21. No exposed T. V., Radio, or other communication antennae will be constructed or maintained on the exterior of any structure above the plate level of the house. Technical assistance is given by the Grantor providing for concealed antennae.

22. Building materials required to be used shall be of a natural residence quality. Synthetics and false or artificial materials are to be avoided. Specific material control relative to house size is as follows:

1. For structures up to 400 sq. ft. of roofed area:
WALLS: All masonry or masonry and timbers of approved material and texture
ROOFS: Hand split cedar, cypress or red wood shakes, slate or tile must be used, and slopes shall be 4 in./12 in. or more
2. For structures 400 to 1200 sq. ft. of roofed area:
WALLS: Masonry and/or wood walls appropriate to the character of the design
ROOFS: Same as #1, or cedar shingles, or 3 ply built up asphalt and felt roof with wearing surface of appropriate stone, white or local natural color on roofs of 3 in./12 in pitch or flatter.
3. For structures 1200 sq. ft. and larger:
WALLS: Masonry and/or wood walls of appropriate character and design.
ROOFS: Same as #1 and #2 or 245 lb. or better asphalt slate-surfaced adhesive shingles may be used in accordance with the manufacturers directions.

23. Expandable designs are permitted. In this event the basic structure shall be the determination of the exterior materials category which applies in par. 22. Special care in design is required to insure each stage of expansion to be a well proportioned harmonious structure. The complete design showing progressive stages for expansion must be submitted for the basis building permit.

24. Red Butte Village is considered to be a wild life refuge. Hunting, trapping and shooting are prohibited within the borders of the community, except in authorized areas.

All of the covenants and restrictions above set forth shall be construed to be a portion of the consideration for the conveyance of such property, shall run with the land and shall be binding upon all parties signatory thereto and all persons claiming under them until the 15th day of April, 1988, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of said lots in said Subdivision, it is agreed to change these covenants and restrictions in whole or in part.

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).

Enforcement of the above covenants and restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, covenant or restriction, either to restrain violation or recover damages. Invalidation of any one of these covenants or restrictions by judgment or other order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Grantor, its successors or assigns, reserves the right to use lots, streets, roads or other arteries of travel for installing and maintaining subterranean lines for lighting, or telephone purposes, and for water, sewer, storm sewer, and gas mains and for any other public utility underground.

All of the covenants and restrictions above set forth shall be for the benefit of, and bind the heirs, executors, administrators, successors and assigns of the respective parties to any conveyance of property in Red Butte Village.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 2nd day of September, 1958.

ATTEST:

CLOSS WYO CO

Hermann H. Koch, Jr., Secretary

BY Edwin R. Closs, PRESIDENT

STATE OF WYOMING)
COUNTY OF NATRONA) SS

On this 2nd day of September, 1958, before me personally appeared Edwin R. Closs, President of Closs Wyo Co and Hermann H. Koch, Jr. Secretary of Closs Wyo Co, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of Closs Wyo Co 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 said Edwin R. Closs and Hermann H. Koch, Jr. acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 3rd day of May, 1959.

Given under my hand and notarial seal this 2nd day of September, 1958.

Marialyce Barrett Tobin, Notary Public

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Cantler 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).

Recorded Jan. 29, 1959 at 4:00 O'Clock P.M.
In Book 36 of Misc. Page 168
No. 868870

Lou K. Musser
County Clerk

SUPPLEMENT TO BUILDING RESTRICTIONS
RED BUTTE VILLAGE SUBDIVISION NO. ONE
NATRONA COUNTY, WYOMING

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8488



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(f).

25. Seller acting with the first two purchasers of lots in said subdivision shall promptly form a non-profit Wyoming Corporation pursuant to the provisions of 44-101 Wyoming Compiled Statutes, 1945 and any amendments thereto, and said seller as long as it owns land in said subdivision, and each other purchaser of a lot or tract in said subdivision shall be a member of said corporation; and the object and purpose of said corporation shall be to maintain the areas in said subdivision which are hereinafter set aside by seller as parks, playgrounds or recreation areas for the benefit of residents of said subdivision, the title to which, after initial development by the seller, shall be conveyed to and held by said corporation, in trust for the use and benefit of property owners in said subdivision; and maintain and repair the roads or streets in said subdivision after initial construction thereof by the seller, and to the degree and extent required within the financial ability of said non-profit corporation to do so, and as may be necessary account the failure or neglect of Natrona County to do so, and remove excess snow when necessary and not removed by said County
26. Seller acting with the first two purchasers of lots in said subdivision shall promptly form a separate non-profit corporation the object and purpose of which shall be to take title to and thereafter maintain and repair any and all main water lines, water wells, pumps and other equipment necessary to furnish water for domestic use to the property owners in said subdivision, which corporation shall qualify with the Public Service Commission of the State of Wyoming. The necessary water wells, permits for wells, pumps, main water lines, stand-pipe and any and all other equipment required to furnish sufficient water suitable for domestic use to all individually owned lots or tracts in said subdivision and the installation thereof shall be furnished at sellers, sole expense, but as each well permit, pump, main line or other portion of said water supply and distribution system is obtained, installed, placed in operation and the cost thereof fully paid by seller, it shall transfer and convey same to said non-profit utility company and latter shall thereafter maintain and operate same at its expense. As long as the seller and any other person owns any land in said subdivision they shall be members of said corporation. The rates charged by said corporation for water used by property owners in the subdivision shall be submitted to and approved by the Public Service Commission of the State of Wyoming.
27. Seller shall supervise the installation of all septic sewage disposal systems installed upon lots or tracts in said subdivision and each such system shall be installed in accordance with requirements or specifications of the Wyoming State Board of Health.

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).

- 28. Seller shall complete the paving of the road in said subdivision One not later than July 1, 1959, and said road shall be so constructed as to be self-draining.
- 29. Seller shall promptly negotiate with Northern Utilities Company for a natural gas distribution line into said subdivision and obtain installation thereof by July 1, 1959, and shall pay the difference in cost between the present temporary propane heating services and the natural gas heating cost of any property owner in said subdivision between date hereof and date of connection by said property owner to said natural gas line based on the BTU consumption.

Amendment:

The numbered paragraph 1 on face of "Agreement" heretofore recorded is hereby deleted.

Attest:
Hermann H. Koch Jr. Secretary Closs Wyo Co.
Edwin R. Closs, President

STATE OF WYOMING)
COUNTY OF NATRONA) SS

On this 29th day of January, 1959, before me personally appeared Edwin R. Closs, President of Closs Wyo Co and Hermann H. Koch, Jr., Secretary of Closs Wyo Co, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of Closs Wyo Co and that the seal affixed to said instrument is the corporate seal of said corporation by authority, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Edwin R. Closs and Hermann H. Koch, Jr. acknowledged said instrument to be the free act and deed of said corporation

My Commission expires on the 10th day of May, 1962.
Given under my hand and notarial seal on this 29th day of January, 1959.

Louise Rogers, Notary Public