

RECORDED MAY 17 1978
 COUNTY CLERK
 PLAT OF

287/538

CERTIFICATE OF SURVEYOR

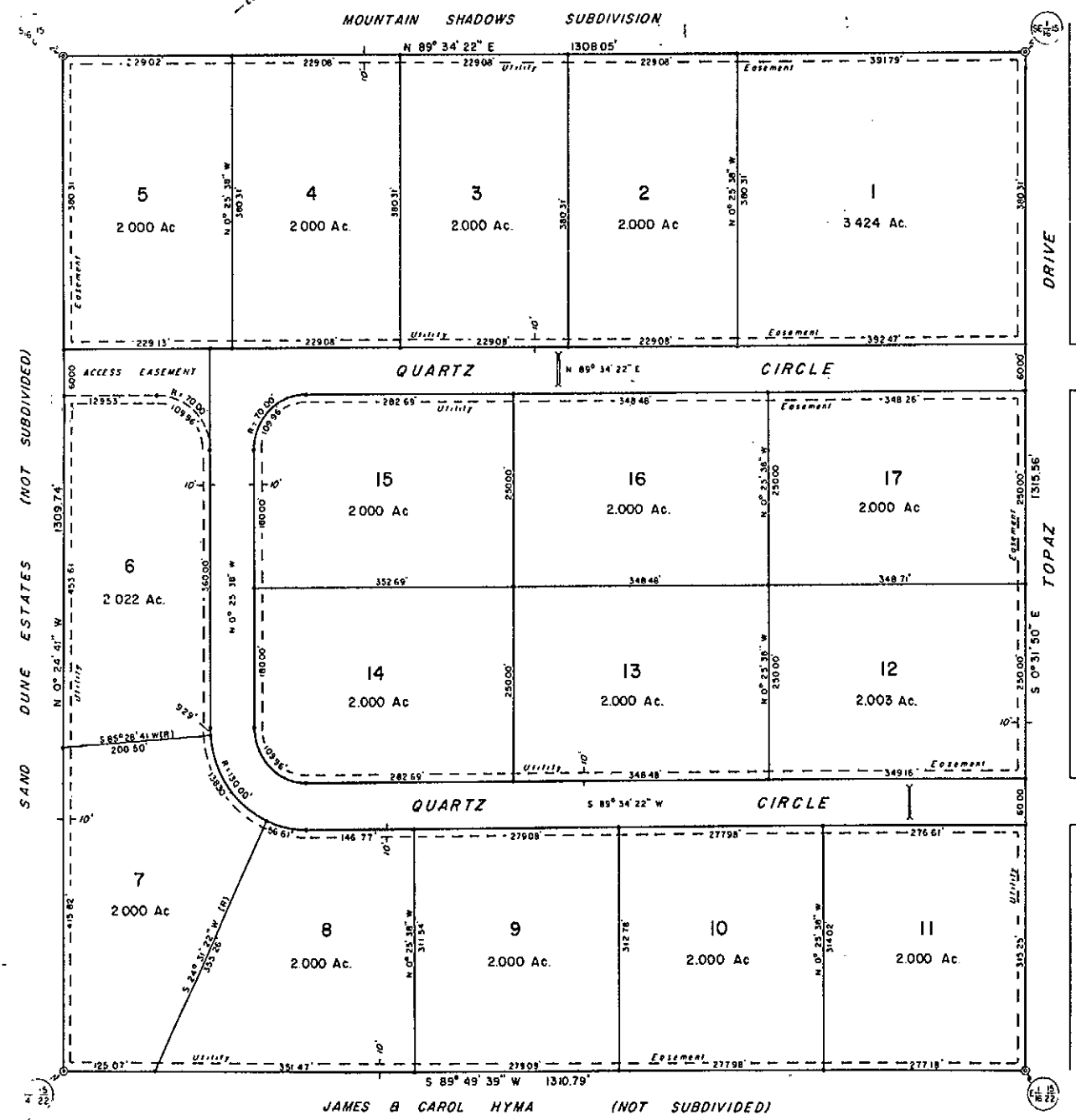
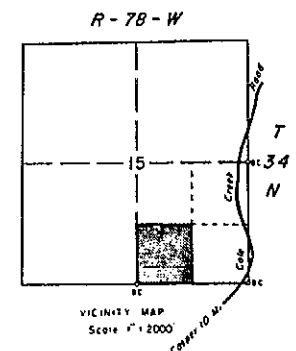
STATE OF WYOMING)
 COUNTY OF NATRONA)
 I, Donald L. Bell of Casper, Wyoming hereby certify that the survey of the land shown on this plat has been completed under my direction, during the months of February and March, 1978, that this survey is true and complete as shown and the monuments are of the character and occupy the position indicated and in accordance with the Subdivision Regulations of Natrona County.

Donald L. Bell
 Donald L. Bell Wyo. L. S. No. 388

STATE OF WYOMING)
 COUNTY OF NATRONA)
 The foregoing instrument was acknowledged before me by, Donald L. Bell this 24th day of March, 1978.

Witness my hand and official seal.
 My commission expires August 30, 1978

Dennis W. Johnson
 Notary Public



DRIVE

TOPAZ

CERTIFICATE OF DEDICATION

Jones H. Hyma and Carol L. Hyma, husband and wife do hereby certify that they are owners and proprietors of the foregoing Subdivision located in Section 15, Township 14 North Range 78 West of the 6th Principal Meridian, Natrona County, State of Wyoming which is more particularly described by metes and bounds as follows:

Beginning at the Southeast corner, A monument of the Southwest quarter Southeast Quarter Section 15, Township 34 North Range 78 West; Thence South 69°49'19" West a distance of 1310.79 feet to a monument, which is the Southwest corner of the Southwest Quarter Southeast Quarter; Thence North 0°24'41" West a distance of 1309.74 feet to a monument, which is the Northwest corner of the Southwest Quarter Southeast Quarter; Thence North 89°34'22" East a distance of 1308.05 feet to a monument which is the Northeast corner of the Southwest Quarter Southeast Quarter; Thence South 0°31'50" East a distance of 1315.56 feet to the point of beginning.

This Subdivision as marked, mapped and delineated encompasses 39.459 acres more or less.

Do hereby subdivide the same into lots and road easements as shown on the map; and do hereby designate the same as "SAND CASTLE ESTATES" a Subdivision in the County of Natrona, State of Wyoming and hereby grant to the County of Natrona, State of Wyoming for public use of all Right-of-ways shown hereon, Utility easements as shown hereon are dedicated for the purpose of installation and maintenance of utilities.

Dated at Casper, Wyoming this 24 day of March, 1978.

Jones H. Hyma
 Jones H. Hyma, Husband

Carol L. Hyma
 Carol L. Hyma, Wife

STATE OF WYOMING)
 COUNTY OF NATRONA)
 The foregoing instrument was acknowledged before me by Jones H. Hyma and Carol L. Hyma this 24 day of March, 1978.

Witness my hand and official seal.
 My commission expires August 30, 1978

Dennis W. Johnson
 Notary Public

APPROVALS

Approved: County Planning Commission of Natrona County, Wyoming this 6th day of April, 1978.

E. C. Lewis
 Secretary

Commission Chairman

Approved: Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 21 day of April, 1978.

ATTEST: John P. Bunde
 County Clerk

Chairman of the Board

INSPECTED AND APPROVED on this 16th day of May, 1978.

Ed. H. Huntington
 County Surveyor

INSPECTED AND APPROVED on this 17 day of May, 1978.

Neil Anderson
 County Health Officer

- LEGEND AND NOTES
- Aluminum Cap
 - ⊙ Aluminum Cap (Set by Others)
 - ⊙ Brass Cap
 - Culvert

All front and rear abutting property lines dedicated to 10 foot utility easements.
 Closure: 1:49820 Before Adjustment
 Density: .425 per acre.
 No Electricity provided by Developer.
 No Public water or sewer provided by Developer.
 No Telephone or Natural Gas provided by Developer.
 All road maintenance will be the responsibility of the Mountain Shadows B Sand Castle Estates Improvement B Service Dist.

Filed for Record in the office of the County Clerk of Natrona County, Wyoming, on this 22 day of May, 1978.

County Clerk

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-9486



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 May 17 1978 AT 2:29 O'CLOCK PM
IN BOOK 70 OF MISC. PAGE 268
NO. 235471 JOHN J. TOBIN
COUNTY CLERK

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
SAND CASTLE ESTATES

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
SAND CASTLE ESTATES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS;

THAT WHEREAS James and Carol Hyma, husband and wife, are the owners of all that certain real property situated in Natrona County, State of Wyoming, known and described as Sand Castle Estates, a subdivision of Natrona County, Wyoming, comprising the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15 T-34N R-78W of the 6th P.M. Natrona County, Wyoming, being more particularly described as follows;

Beginning at the Southeast corner, a monument of the Southwest Quarter Southeast Quarter Section 15, Township 34 North Range 78 West; Thence South 89°49'39" West a distance of 1310.79 feet to a monument, which is the Southwest corner of the Southwest of the Southwest Quarter Southeast Quarter; Thence North 0°15'38" West a distance of 1309.74 feet to a monument, which is the Northwest corner of the Southwest Quarter Southeast Quarter; Thence North 89°34'22" East a distance of 1308.05 feet to a monument which is the Northeast corner of the Southwest Quarter Southeast Quarter; Thence South 0°22'49" East a distance of 1315.56 feet to the point of beginning. This subdivision as marked, mapped and delineated encompasses 39.458 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

265

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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).

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 roads 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.

RECORDED Mar 21 1979 AT 2:01 O'CLOCK PM
INSTRUMENT NO. 258782
JOHN J. TOBIN
COUNTY CLERK

March 19, 1979

We, James H. Hyma and Carol L. Hyma, being the owners of Sand Castle Estates Subdivision in Natrona County, Wyoming, wish to change the protective covenants paragraph 1.1 (a) sentence two as recorded in book 70 page 263 dated May 17, 1978, to read as follows;

Modular haxes and double wide mobile homes of not less than 24 feet in width are acceptable provided the square footage requirements are met and the modular home or double wide mobile home is placed on a solid concrete or concrete block foundation or basement and all portions of the running gear are removed.

James H. Hyma
Carol L. Hyma

State of Wyoming)

Country of Natrona)

The foregoing instrument was subscribed and sworn to me by James Hyma and Carol Hyma this 21st day of March, 1979

WITNESS MY HAND AND OFFICIAL SEAL



Jean Juncos
Notary Public

My commission expires:

Sept. 10, 1980

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



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