DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

The following covenants and provisions shall become covenants in any
deed or other legal or equitable conveyance of the following described lands,
to wit:

Beginning at the location in and being part of section 27, T 34 N
R 75 W of the sixth principal meridian, Natrona County, Wyoming and
being more particularly described as follows: This survey is re-
ferred to the S.E. corner of section 27, T 34 N R 73 W, thence S
89° 30' 47" W 1312.05 feet along the South line of section 27 to
the S.E. corner of Sandy Lake Estates #1, thence N 00° 17' 53"
W 1975.08 feet to the N.E. corner of Sandy Lake Estates #1, and the
point of beginning (POB) thence N 00° 15' 03" W 1965.62 feet to a
monument (N.E. 1/16), thence S 89° 29' 30" W 3930.25 feet to a
monument (N 1/16 for section 27 & 28), thence S 00° 00' 16" W 1312.00
feet to a monument (W 1/4 point) and then continuing in the direc-
tion 234.15 feet to a monument in the North line of Sandy Lake Estates #1,
then with said North line N 75° 00' 40" E 955.06 feet to a monument,
then N 89° 28' 28" E 753.04 feet to a point in the Westerly R.O.W.
of Cole Creek Road, thence S 48° 41' 42" E 30 feet to a point in the
Easterly R.O.W. of said Cole Creek Road and point of resumption,
(Cole Creek Road is excluded) thence S 41° 18' 18" W 476.11 feet to
a concrete monument, S 48° 41' 42" E 75 feet to a concrete monument,
thence S 41° 18' 18" W 94.09 feet to a concrete monument, thence S
35° 59' 21" W 155.63 feet along the chord of a curve having a radius
of 839.93 feet to a point in the North boundary of Sand Lake Estates
#1, thence with said boundary N 89° 30' 14" E 1320.15 feet to a mon-
ument, thence N 89° 29' 30" W to the point of beginning (POB).

Said parcel contains 154.49 acres, more or less as the same have been
subdivided by the plat to which these covenants are attached as an exhibit,
and any lot, part or parcel thereof, such that the same shall be covenants
and conditions running with the land, to wit:

ARTICLE I

PROTECTIVE COVENANTS

1.1 All numbered lots or parts thereof on the plat to which this is
attached shall be used solely for the construction and occupancy of churches,
schools or single family dwellings and residences, and not more than one
such dwelling shall be constructed or occupied on each lot excepting such
lots as the undersigned developers divided, prior to or by virtue of the
initial conveyances from the developers. No lot shall thereafter be divided.

Each such dwelling so constructed shall:
(a) Contain, when completed, not less than 1100 square feet of usable living space, exclusive of any cellar, basement, porches, terraces and garage; except that any split-level dwelling shall contain not less than 1200 square feet.

(b) Be so situated on a lot so that no portion thereof shall be closer than 50 feet from the street or roadway boundary, and the same distance from each side boundary provided, however, an exception may be granted by Care Free Estates Architectural Control Committee 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 within 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 in adequate conduits, except those which may be placed overhead by the developer.

(e) Comply with community policies and building codes, if any, and those established by the developers, as heretofore set forth, and such plans for construction shall be approved by said Care Free Country Estate Architectural Committee for aesthetic harmony and location.

(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.

(g) Be completed externally within Twelve (12) months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive stages of construction, has been approved by Care Free Country Estates Architectural Control Committee. Temporary structures used during construction shall be removed within one (1) year and shall otherwise not be allowed.
(a) Contain, when completed, not less than 1100 square feet of usable living space, exclusive of any cellar, basement, porches, terraces and garage; except that any split-level dwelling shall contain not less than 1200 square feet.

(b) Be so situated on a lot so that no portion thereof shall be closer than 50 feet from the street or roadway boundary, and the same distance from each side boundary provided, however, an exception may be granted by Care Free Estates Architectural Control Committee 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 within 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 in adequate conduits, except those which may be placed overhead by the developer.

(e) Comply with community policies and building codes, if any, and those established by the developers, as hereinafter set forth, and such plans for construction shall be approved by said Care Free Country Estate Architectural Committee for aesthetic harmony and location.

(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.

(g) Be completed externally within Twelve (12) months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive stages of construction, has been approved by Care Free Country Estates Architectural Control Committee.

Temporary structures used during construction shall be removed within one (1) year and shall otherwise not be allowed.
1.6 All other improvements built or installed upon any premises within this subdivision, including but not limited to garages, gates, fences, barns or animal shelters, arborg, summerhouses or other permanent or temporary structures of any kind shall be approved by the Care Free Country Estates Architectural Control Committee prior to construction or installation.

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 purchases and owners of lots and 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 Enforcements 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 Invalidation of any one of these restrictions by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Witness my hand and official seal:

Notary Public

My Commission Expires: April 25, 1982
DEED OF RESTRICTION

FROM: EARL CATES and BRUCE N. EDDY, owners of Sandy Lake Estates No. 2, a Subdivision in Natrona County, Wyoming.

TO: All future owners of lots in Sandy Lake Estates No. 2, a Subdivision of Natrona County, Wyoming.

WHEREAS Earl Cates and Bruce N. Eddy are the owners and developers of certain land situated in Natrona County, Wyoming, and known and designated as Sandy Lake Estates, and,

WHEREAS the owners desire to establish and secure the enforcement of uniform restrictive covenants upon the usage and developments of lots within the Sandy Lake Estates subdivision,

NOW, THEREFORE, THERE ARE HEREBY CREATED, DECLARED AND ESTABLISHED in Sandy Lake Estates No. 2, Natrona County, Wyoming, the following restrictive covenants, easements, reservations and requirements upon the lands within such subdivision, which restrictive covenants, easements, reservations and requirements shall run with the land and remain in full force and effect for a period of Twenty-five (25) years from the date hereof, or until Sandy Lake Estates No. 2 shall become part of an incorporated municipality, or until amended or rescinded upon the written consent of the owners of record of a majority of the lots in such subdivision, whichever event shall first occur.

RESTRICTION A

UNIFORM GENERAL REQUIREMENTS

1. Residential lots. The following lots are hereby designated as residential lots - Lots 1 through 49.

2. Fences. All fences constructed on the boundary of said lots shall be buck rail, split rail or wooden fences only. Existing fences are specifically excluded from this restriction.

3. Automobiles and Trailers. No trailers shall be allowed on any of the above-designated lots. No lots shall be used as a junkyard or auto graveyard.

4. Water and sewage. The laws of the State of Wyoming and the County of Natrona, as well as the rules and regulations of their administrative agency, now or hereafter in effect with regard to sewage disposal, water supply, and sanitation are hereby incorporated herein and made a part hereof.

RESTRICTION B

SINGLE DWELLINGS

In addition and supplemental to the Uniform General Restrictions, the following restrictive covenants and requirements shall apply to and govern the erection of single dwellings:

1. Costs and size of building. The minimum size of all single-family dwellings (exclusive of homesite, carport, breezeways, patios and porches) shall be 1,000 square feet.
2. Construction. Single-family dwellings shall be modular-type or constructed on site of wood or masonry. Transportable homes are not permitted.

IN WITNESS WHEREOF Earl Cates and Bruce N. Eddy have caused these presents to be signed and sealed in the City of Casper, County of Natrona, State of Wyoming, this 22nd day of February, 1978.

Earl Cates

Bruce N. Eddy

STATE OF WYOMING )
COUNTY OF NATRONA )

The foregoing instrument was subscribed and sworn to before me by Earl Cates and Bruce N. Eddy this 22nd day of February, 1978.

WITNESS MY HAND AND OFFICIAL SEAL.

Earl Cates
Notary Public

My commission Expires:

12-12-1981
Sandy Lake Estates, a Wyoming Partnership
1131 W. Collins Drive
Casper, Wyoming 82601

Gentlemen:

The undersigned are the mortgagees in that mortgage dated the 24th day of January, 1977, covering the following described property:

Township 34 North, Range 78 West, 6th P.M.
Section 27: S NW 

and NW SE

Township 34 North, Range 78 West, 6th P.M.
Section 28: E SW 

EXCEPTING THEREFROM a 12.5 acre parcel being a portion of the NWSE and NNESE, Section 27, T.34 N., R.78 W., of the 6th P.M., Natrona County, Wyoming.

The above-described parcel of land, excluding therefrom said 12.5 acre parcel, consisting of 587.5 acres, more or less.

It is our understanding that there have been certain difficulties concerning approval by the County Planner because of his concern as to whether or not we approve of the subdivision, and whether the yearly restriction as to acre transfer is inflexible. In order to satisfy all parties, we will make the following additional commitments.

It is agreed, and we have agreed in the mortgage, that the above-described land covered by the mortgage may be legally subdivided

Robert C. Smith
Ruby J. Smith
Casper, Wyoming
May 15, 1978

The undersigned are the mortgagees in that mortgage dated the 24th day of January, 1977, covering the following described property:

Township 34 North, Range 78 West, 6th P.M.
Section 27: S NW 

and NW SE

Township 34 North, Range 78 West, 6th P.M.
Section 28: E SW 

EXCEPTING THEREFROM a 12.5 acre parcel being a portion of the NWSE and NNESE, Section 27, T.34 N., R.78 W., of the 6th P.M., Natrona County, Wyoming.

The above-described parcel of land, excluding therefrom said 12.5 acre parcel, consisting of 587.5 acres, more or less.

It is our understanding that there have been certain difficulties concerning approval by the County Planner because of his concern as to whether or not we approve of the subdivision, and whether the yearly restriction as to acre transfer is inflexible. In order to satisfy all parties, we will make the following additional commitments.

It is agreed, and we have agreed in the mortgage, that the above-described land covered by the mortgage may be legally subdivided

Robert C. Smith
Ruby J. Smith
Casper, Wyoming
May 15, 1978
Sandy Lake Estates
Page Two

May 15, 1978

and developed. We further agree that in the event the situation arises which would require a partial release of mortgage in excess of 100 acres per year, we agree to provide those releases upon payment as required under the mortgage. If tax consequences prohibit the direct payment to us for said releases, then, and in that event, arrangements will be made through an escrow arrangement so that partial releases in excess of the 100 acres can be afforded to those who qualify.

Very truly yours,

Robert C. Smith

Ruby J. Smith

STATE OF WYOMING } ss.
COUNTY OF NATRONA } ss.

The foregoing document was subscribed and sworn to before me this 15th day of May, 1978, by Robert C. Smith and Ruby J. Smith.

WITNESS my hand and official seal.

My Commission Expires: 7-8-79.
Mr. Charles L. Davis
City Planner
200 North David Street
Casper, WY 82601

Dear Mr. Davis:

Percolation tests were taken by me personally on Sandy Lake Estates No. 2, and the results of these tests were twelve minutes per inch.

This percolation rate is compatible with on-site sewage disposal systems and thereby is approved by the Casper-Natrona County Health Department.

Sincerely,

[Signature]

Noel Anderson, R.S.
Assistant Administrator

cc: Mr. Earl Cates
1131 West Collins
Casper, WY 82601
DECLARATION OF

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

The following covenants and provisions shall become covenants in any deed or other legal or equitable conveyance of the following described lands, to wit:

Beginning at the location in and being part of section 27, T 34 N R 38 W of the sixth principal meridian, Natrona County, Wyoming and being more particularly described as follows: This survey is referred to the S.E. corner of section 27, T 34 N R 78 W, thence S 48° 30' 47" W 1112.95 feet along the South line of section 27 to the S.E. corner of Sandy Lake Estates No. 1, thence N 00° 17' 53"
W 1975.08 feet to the N.E. corner of Sandy Lake Estates No. 1, and the point of beginning (FOB) thence N 00° 13' 03" W 1965.62 feet to a monument (N.E. 1/16), thence S 85° 29' 30" N 3930.21 feet to a monument (N 1/16 for section 27 4-28), thence S 00° 00' 16" W 1512.00 feet to a monument (N 1/4 point) and then continuing in the direction 154.15 feet to a monument in the North line of Sandy Lake Estates No. 1, thence with said North line N 28° 00' 40" E 848.06 feet to a monument, thence N 85° 28' 28" E 753.04 feet to a point in the Westerly R.O.W. of Cole Creek Road, thence S 48° 41' 42" E 80 feet to a point in the Easterly R.O.W. of said Cole Creek Road and point of resumption, (Cole Creek Road is excluded) thence S 41° 41' 18" E 188.41 feet to a concrete monument, thence S 41° 19' 18" W 94.03 feet to a concrete monument, thence S 55° 53' 21" W 155.63 feet along the chord of a curve having a radius of 839.95 feet to a point in the North boundary of Sandy Lake Estates No. 1, thence with said boundary N 85° 30' 14" E 1320.18 feet to a monument, thence N 89° 29' 30" E to the point of beginning (FOB).

Said parcel contains 154.49 acres, more or less as the same have been subdivided by the plat to which these covenants are attached as an exhibit, and any lot, part or parcel thereof, such that the same shall be covenants and conditions running with the land, to wit:

ARTICLE I

PROTECTIVE COVENANTS

1.1 All numbered lots or parts thereof on the plat to which this is attached shall be used solely for the construction and occupancy of churches, schools or single family dwellings and residences, and not more than one such dwelling shall be constructed or occupied on each lot excepting such lots as the undersigned developers divided, prior to or by virtue of the initial conveyances from the developers. No lot shall thereafter be divided.

Each such dwelling so constructed shall:
(a) Contain, when completed, not less than 1100 square feet of useable living space, exclusive of any cellar, basement, porches, terraces and garage; except that any split-level dwelling shall contain not less than 1200 square feet.

(b) Be so situated on a lot so that no portion thereof shall be closer than 50 feet from the street or roadway boundary, and the same distance from each side boundary provided, however, an exception may be granted by Care Free Estates Architectural Control Committee 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 within 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 in adequate conduits, except those which may be placed overhead by the developer.

(e) Comply with community policies and building codes, if any, and those established by the developers, as hereinafter set forth, and such plans for construction shall be approved by said Care Free Country Estate Architectural Committee for aesthetic harmony and location.

(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.

(g) Be completed externally within Twelve (12) months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive stages of construction, has been approved by Care Free Country Estates Architectural Control Committee. Temporary structures used during construction shall be removed within one (1) year and shall otherwise not be allowed.
4.2 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 the controversy should arise regarding the keeping of pets and cleanliness and sanitary conditions thereof, the result shall be determined by the Natrona County Health officer. In addition, the owner of each lot shall not permit the accumulation of woods, brush, rubbish, junk, junk cars of any kind, unlicensed cars, 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.

1.3 No tents, house trailers, or other temporary living quarters, or shed or temporary building of any kind shall be moved on, set up or built on any lot; provided however temporary sheds or shelters erected by building contractors or builders of residence or other permitted building, but in no event for a period longer than one (1) year; provided that the Architectural Control Committee shall 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 of 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 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.
1.6 All other improvements built or installed upon any premises within this subdivision, including but not limited to garages, gates, fences, barns or animal shelters, argors, summerhouses or other permanent or temporary structures of any kind shall be approved by the Care Free Country Estates Architectural Control Committee prior to construction or installation.

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 Invalidation of any one of these restrictions by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

WITNESS

[Signature]

SHIREN M. BRANDT (SHIRE INVESTMENTS)

[Signature]

Witness my hand and official seal:

[Signature]

ROBERT A. NEAL

COUNTY OF

MISSOURI

STATE OF MISSOURI

MY COMMISSION EXPIRES: April 25, 1982