

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 78 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 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 3930.23 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 direction 234.15 feet to a monument in the North line of Sandy Lake Estates #1, thence with said North line N 75° 00' 40" E 938.06 feet to a monument, thence 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 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° 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 1320.18 feet to a monument, thence N 89° 29' 30" feet 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 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 Arcutectural 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.

1.2 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 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, 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 with-
in this subdivision, including but not limited to garages, gates, fences,
barns or animal shelters, argors, summerhouses or other permanent or tem-
porary structures of any kind shall be approved by the Care Free Country
Estates Architectural Control Committee prior to construction or instal-
lation.

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, tele-
phone, 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 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 auto-
matically extended for successive periods of ten (10) years unless an
instrument signed by a magority of the then owners of the tracts has been
recorded agreeing to change said covenants in whole or in part.

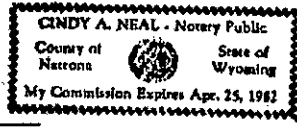
1.9 Enforcements shall be by any proceedings at law or in equity
against any person or persons violating or attempting to violate the
aforesaid provisions, restrictions and covenants, either to restrain
violations or to recover damages, or both.

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.

Cindy A. Neal
WITNESS

Sharon M. Brandt
SHARON M. BRANDT (SHED INVESTMENTS)

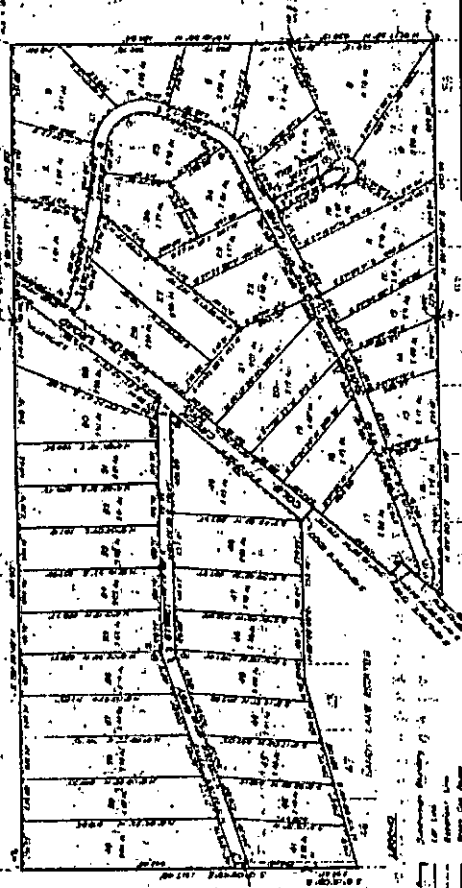
Witness my hand and official seal:
Cindy A. Neal
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 25, 1982

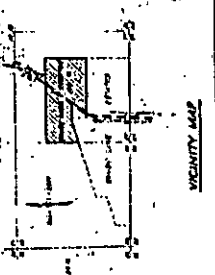
SANDY LAKE ESTATES NO. 2

A SUBDIVISION OF PART OF SECTION 15 T. 54 N. E. 30 W. SANDY LAKE TOWNSHIP, MISSOURI, ALTIMORE COUNTY, MISSOURI



CLOSE BOOK

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STATEMENT OF WORK

THIS MAP WAS PREPARED BY THE ENGINEER FOR THE LANDLORD AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER HAS CONDUCTED A SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP. THE ENGINEER HAS ALSO CONDUCTED A SURVEY OF THE SURROUNDING PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP. THE ENGINEER HAS ALSO CONDUCTED A SURVEY OF THE SURROUNDING PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP.

NOTES

1. THE PROPERTY IS AS SHOWN ON THIS MAP.

2. THE ENGINEER HAS CONDUCTED A SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP.

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Prepared by **KAISERMAN ASSOCIATES, INC.**

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