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 re-
ferred to the S.E. corner of section 27, T 34 N R 78 W, thence S
49° 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"
1975.08 feet to the N.E. corner of Sandy Lake Estates #1, and the
point of beginning (POB) thence N 00° 13' 03" W 1965.62 feet to a
monument (N 1/16 for section 27 & 28), thence S 00° 00' 16"
W 1512.00 feet to a monument (W 1/4 point) and then continuing in the direction
254.15 feet to a monument in the North line of Sandy Lake Estates #1,
then with said North line N 78° 00' 40" E 438.06 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 46° 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 46° 41' 42"
E 75 feet to a concrete monument,
thence S 41° 19' 18" W 94.09 feet to a concrete monument, thence
S 50° 21' 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 Sand Lake Estates
#1, thence with said boundary N 89° 30' 14"
E 1320.18 feet to a mon-
ument, thence N 89° 29' 30" E 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 those 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 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.
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 contro-
versy 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 pre-
mises 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, arborgs, 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 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 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 judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Witness

[Signature]

Sheri M. Brandt (Cede Investments)

Witness my hand and official seal:

[Signature]

Notary Public

My Commission Expires: April 25, 1982