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

A parcel being those portions of the W [45°] and S [60°], section
23, Township 33 North, Range 90 West of the Sixth Principal Meridian,
Natrona County, Wyoming, bounded on the north by the southerly
right of way line of Wyoming State Highway No. 220 and on the east
by the westerly line of the Wyoming National Guard Armory Tract,

all being more particularly set forth by metes and bounds described
as follows:

Beginning at the southerly corner of said parcel and S [60°],
section 23; thence along the westerly line thereof N [45°]E, 1097.60
feet to an intersection with and a point in the southerly right of
way line of said Highway No. 220; thence along said right of Way line,
N [45°]W, 197.14 feet to a point of curve; thence continuing north-
westerly and leaving said true right of Way line, along the arc
of a true curve to the left, having a radius of 5370.6 feet, and parallel
in said true right of Way line, as measured 30.00 feet southerly and
radially thereto, through the chord which bears W [59°]E, 1311.4
feet, 311.4 feet to a point which marks the northwest corner of said
Armory Tract; thence along the westerly line of said Armory Tract
and the easterly line of the parcel being described to a point
153713 feet to the southerly corner common thereto and also a point
in the south line of said W [45°], section 23; thence along the south
line of said parcel and S [60°], W [45°]S, 637.60 feet to a point
on south one-quarter corner of said section 23; thence E [45°]S, 1312.0
feet along the south line of said E [60°], section 23, and
then parallel to the southwest corner thereof and the point of begin-
ning, and containing 43.50 acres, more or less,

as the same have been surveyed by the Survey to which these covenants
are attested as an exhibit, and any lot, part or parcel thereof, such
that the same shall be covenants running with the land, to-wit:

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 single family dwellings and residences, and not more
than one such dwelling shall be constructed on or occupied on each
lot, excepting such lots as Skyline Ranches divides, prior to
conveying. Each such dwelling as constructed shall:

(a) Contain, when completed, not less than 1100 square feet
of habitable living space, exclusive of any cellar or basement.

(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 Skyline Ranches when required by
Protective Covenant's

Topography or other physical conditions.

(c) Contain adequate provisions for sewage, and where a
community sewer system is not available, an adequate, accepted
sewer 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

(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, established by Skyline Ranches, as hereinafter set forth,
and such plans for construction shall be approved by said Skyline
Ranches 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 externality within 12 months after
commencement of construction. Expandable designs will be per-
mitted when the complete design, showing all progressive stages
of construction, has been approved by Skyline Ranches. Temporary
structures used during construction shall be removed within one(1)
year and shall otherwise not be allowed.

2. When horses are stabled and other pets are kept, the
owner or owners thereof shall provide proper shelter thereof,
keep the same contained, and the entire premises shall be kept
clean and sanitary at all times. In the event a controversy
should arise, 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, or
Protective Covenants

junk cars of any kind, 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.

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, that 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.

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 not be not less than two percent of the cost of construction of the completed dwelling. No grading or landscaping will be permitted which will stop, dam up or otherwise direct or interfere with the natural drainage of surface waters.

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.

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, arbors, summer houses or other permanent or temporary structures of any kind shall be approved by the Skyline Ranches prior to construction or installation.

7. No lot, parcel or area within said subdivision shall be used for manufacturing, commercial or business purposes, nor for a boarding or rooming house, or trade of any kind except for the performance of professional services by a professional man within his residence, but only then such exception shall be permitted by