DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
SKYVIEW INDUSTRIAL PARK

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, SKYVIEW INDUSTRIAL PARK, a partnership
composed of Ray Atkins, Clark Schilling and Harvey Richardson,
(hereinafter referred to as "Landowner") are the owners of all that
certain real property situate in Natrona County, State of Wyoming,
known and described as Skyview Industrial Park, a subdivision of
Natrona County, Wyoming, as described on Exhibit "A" attached, shown
on the plat and dedication thereof duly recorded in the office of the
County Clerk of Natrona County, State of Wyoming, in Book 283
of Maps at 13, and

NOW, THEREFORE, for and in consideration of the premises,
Landowner does hereby and by these presents make, publish, declare
and impose upon all of the real property situate and included within
the Subdivision the following restrictions and limitations governing
the use and development of all tracts within the Subdivision, and
does hereby specify and declare said restrictions and limitations
shall be and constitute covenants running with all of the land in the
Subdivision and shall be binding upon the undersigned and all persons
claiming under it from and after the first tract sold, and shall be
for the benefit of, as well as limiting and restricting, all future
owners of tracts within the Subdivision, to-wit:

ARTICLE I
DEFINITIONS

1. Tracts: All of the subdivision tracts designated on
the recorded plat of the subdivision or portions thereof individually
owned.

2. Skyview Industrial Park: The words Skyview Industrial
Park as used in these covenants shall mean all of the lands included
within this Subdivision. Any lands added to Skyview Industrial Park
by other adjacent owners in accordance with this instrument and
expressly made subject to this Declaration by written amendment filed
in the office of the Natrona County Clerk shall thereafter be
deemed a part of the Subdivision for purposes of the application
of this Declaration.

3. **Association**: Shall mean and refer to Skyview
Industrial Park Association.

4. **Owner**: Shall mean and refer to the record owner,
whether one or more persons or entities, of a fee simple title to
any tract which is a part of the properties, including contracting
buyers, but excluding those having such interest merely as security
for the performance of an obligation.

5. **Properties**: Shall mean and refer to that certain real
property in the Subdivision hereinbefore described, and such
additions thereto as may hereafter be brought within the jurisdiction
of the Association.

6. **Common Area**: All property owned by the Association
for the common use and enjoyment of the owners. The common area to
be owned by the Association at the time of the conveyance of the
first tract and which shall be conveyed by Landowner to the Association
prior to sale, by contract or otherwise, of the first tract, is

described as follows:

Streets, roads, and thoroughfares as
shown on the Subdivision plat for the
purpose of maintaining, improving and
providing access to the tracts out or in, and ingress and egress to all ditches
and easements for maintenance and im-

7. **Skyview Industrial Park**: Landowners, their successors,
or assigns if such successors or assigns should acquire more than
one undeveloped tract from Declarant for the purpose of development.

**ARTICLE II**

**SKYVIEW INDUSTRIAL PARK OWNERS' ASSOCIATION**

Membership in Skyview Industrial Park: All persons, cor-
porations, 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
Association.
ARTICLE III
PROPERTY RIGHTS

1. Owners' Easements of Enjoyment: Every owner shall have a right and easement of enjoyment in and to the common area, which shall be appurtenant to and shall pass with the title to every tract, subject to the following provisions:

   (a) The right of the Association to charge reasonable fees for the use and maintenance of the common area or any part thereof.

   (b) The right of the Association to suspend voting rights of, and the use of any of the common area, by an owner for any period during which any assessment against the owner's tract is due but unpaid. Utilization of the common area and suspension of voting rights may be enforced for a period not to exceed sixty (60) days and for any infraction of the published rules and regulations of the Association.

   (c) The right of the Association to dedicate or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and upon such conditions as agreed to by the members of the Association. Provided, however, no such dedication or transfer shall be effective unless a resolution has been adopted by two-thirds of each class of members who cast votes in person or in proxy at a meeting duly called for such purpose.

2. Delegation of Use: Any owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Area to the members of his family, his tenants, invitees, customers, guests or contract purchasers.

ARTICLE IV
MEMBERSHIP AND VOTING RIGHTS IN ASSOCIATION

1. Every owner of a tract which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

2. The Association shall have two classes of voting membership:
Class A. Class A members shall be all owners
with the exception of Skyview Industrial Park
and shall be entitled to one vote for each
tract owned. When more than one person
holds an interest in any tract, all such
persons shall be members; provided, however,
there shall exist only one vote for each
tract which vote shall be exercised as the
owners of the tract determine.

Class B. The Class B members shall be
Skyview Industrial Park and Skyview Industrial
Park shall be entitled to three (3) votes for
each tract owned. The Class B membership
shall cease and be converted to Class A member-
ship (i.e. one vote for each tract owned) on
the happening of either of the following events,
whichever occurs earlier:

(a) when the total votes outstanding in the
Class A membership equal the total votes
outstanding in the Class B membership, or

(b) on the 1st day of January, 1981,
or

(c) in the event that Skyview Industrial Park
retains tracts within the subdivision
for development purposes, each such tract,
when development is completed, will
obtain Class A status under Skyview
Industrial Park ownership if such develop-
ment occurs before 1981.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

1. Creation of the Lien and Personal Obligation of
   Assessments.

   Landowners, for each tract owned by it within the
   properties, hereby covenants, and the owner of each tract, his
   heirs, successors and assigns, by acceptance of a deed or execution
   of a contract to purchase thereof, whether or not expressed in such
   deed or contract, is and shall be deemed to covenant and agree to
   pay the Association:

   (1) annual assessments or charges, and

   (2) special assessments for capital improvements,

   such assessments to be established and collected as hereinafter
   provided. The annual and special assessments, together with interest,
   costs and reasonable attorney's fees, shall constitute a charge on
   the land and shall be a continuing lien upon the tract (being deemed
to be each tract shown on the original Subdivision plat) against
which each such assessment is made. Each such assessment, together
with interest, costs and reasonable attorney's fees, shall also be
the personal obligation of the owner of the tract at the time the
assessment is due. The personal obligation for delinquent assess-
ments shall not pass to his successors in title unless expressly
assumed by them, though the lien shall, in any event, continue as
a charge against the tract despite a transfer of title.

2. Purpose of Assessment: The assessments levied by the
Association shall be used exclusively to maintain, repair, or rebuild
roads, drainage ditches and easements.

3. Maximum Annual Assessment: Until such time as Seventy-
five Percent (75%) of the tracts of said property are sold by Skyview
Industrial Park, it shall bear all costs of road maintenance.

(a) From and after such time, the maximum
annual assessment will be $60.00 per
acre per year and may be increased
each year not more than 6% above the
maximum assessment for the previous
year without a vote for the membership.

(b) From and after such time, the maximum
annual assessment may be increased
above 6% by a vote of two-thirds
(2/3) of each class of members who
cast votes in person or by proxy at
a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual
assessment at an amount not in excess
of the maximum.

4. Special Assessments for Capital Improvements: In
addition to the annual assessments authorized above, the Association
may levy in any assessment year, a special assessment applicable
to that year only for the purpose of defraying, in whole or in part,
the cost of any construction, reconstruction, repair or replacement
of a capital improvement upon the common area, provided that any such
assessment for capital improvements shall have the assent of two-thirds
(2/3) of the votes of each class of membership who cast votes in
person or by proxy at a meeting duly called for this purpose.

5. Notice and Quorum for Any Action Authorized Under
Sections 1, 2, 3, and 4: Written notice of any meeting called for
the purpose of taking any action authorized under Section 1, 2, 3, or
4. above, shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all of the votes of each class of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

No such subsequent meeting shall be held more than 60 days following the meeting originally called for such purpose.

6. Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate, except as hereinafter provided, for all tracts and may be collected on a monthly basis or such other basis as agreed upon by the Board of Directors. It is further provided that the assessment for all tracts owned by Skyview Industrial Park upon which no improvements have been constructed shall be fixed at no more than one-third (1/3) of the assessment rate for other tracts until January 1, 1981.

7. Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence __________. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each tract at least thirty (30) days in advance of each annual assessment period (which unless changed by the Board of Directors shall be the calendar year); provided, however, if the Board of Directors fix an assessment within the time provided therefor shall not preclude the Board thereafter fixing an assessment for the annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto at least thirty (30) days prior to the due date. The due dates shall be established by the Board of Directors. The Association shall, upon demand of the owner or a person authorized by the owner, and for a reasonable charge, furnish
a certificate signed by an officer of the Association setting forth whether the assessments on a specified tract have been paid.

8. **Effect of Non-payment of Assessments: Remedies of the Association:** Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eight percent (8%) per annum. The Association may, at its option, bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his tract.

9. **Subordination of the Lien to Mortgages:** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereof.

**ARTICLE VI**

**GENERAL RESTRICTIONS ON ALL TRACTS IN SUBDIVISION**

Zoning Regulations: No land within the Subdivision shall be occupied, used by, or for, any structure or purpose which is contrary to the zoning regulations of Natrona County, Wyoming.

**ARTICLE VII**

**RESTRICTIONS**

1. **Maintenance of Land:** The following conditions, limitations and restrictions shall govern the maintenance and use of the land in this subdivision:

   (a) Fence rows shall be kept clean and clear of weeds, trash and debris and by each owner of each tract.

   (b) Noxious weeds shall not be permitted to exist or flourish unchecked but diligent action toward their eradication must be taken on discovery of their presence.
(c) Drainage ditches shall be kept clear, open and in good condition at all times when use of the said ditches for any purpose shall be desirable. The duty of opening and maintaining in proper condition such ditches shall be the duty of each owner and for the benefit of his own tract and the tracts of the owners served thereby.

(d) Uncontrolled growth of weeds or brush or the accumulation of trash and debris along the roadway shall not be permitted; each property owner shall have the duty of controlling that condition with respect to the roadway property.

(e) Garbage or trash from household or commercial use of the tract shall not be permitted to so accumulate as to become unsightly or a nuisance, but shall be disposed of or removed from the property with reasonable promptness and in a manner consonant with good sanitation practices.

(f) No conditions which constitute or create a nuisance or an unreasonable annoyance to other property owners in the subdivision shall be created or permitted to exist.

(g) No junk yards or any uses inconsistent with the General Industrial Use as defined and set forth in Resolution Number 38-172 of the Board of Commissioners of Natrona County, Wyoming, adopted September 15, 1972, and filed on April 22, 1975 (File No. 169021) in the office of the County Clerk, Natrona County, Wyoming, shall be permitted to exist.

(h) Owner shall, at his own expense, install at least one 7,000 lumen night light on each tract.

(i) Owner shall, at his own expense, install a culvert with a minimum size of 18 inches in diameter in each entrance to his property.

2. Building and Construction Requirements and Restrictions:

All sewer systems and water systems on the said tracts shall be subject to Natrona County and State of Wyoming rules, regulations and laws.

3. Water: Skyview Industrial Park has entered into an agreement with the Wardwell Water and Sewer District (District) wherein District has agreed to furnish water to the Subdivision upon certain conditions. One of these conditions is that a tap fee in the amount of One Thousand Five Hundred Dollars ($1,500.00) must be paid by owner or developer to the District for each tap.

Skyview Industrial Park will pay all costs for bringing the water and lines to the Subdivision. Each owner shall be
responsible for the initial $1,500.00 tap fee to Wardwell Water
and Sewer District and any additional taps and tap fees for each
such tract as well as any charges for use of water and such use shall
not exceed 30,000 gallons per month per tap during peak use periods
for commercial usage. Pursuant to said agreement, any water in
excess of 30,000 gallons per month per tap shall be purchased by
owner at a rate of One Thousand Five Hundred Dollars ($1,500.00)
for each additional 30,000 gallons per month or any portion thereof.

ARTICLE VIII

EASEMENTS

1. Utility Easements: Landowners hereby reserve to
themselves, their successors, and assigns, perpetual easements
within the Subdivision boundary, within all road easements, and any
other easements indicated on the plat, for the purpose of constructing,
maintaining, operating, replacing, enlarging and repairing power,
television, water, irrigation, storm drainage, sewer, gas, and
similar lines, pipes, wires, ditches and conduits for the benefit of
the Subdivision and for the extension of such facilities into and
development of lands adjacent to the Subdivision.

2. Easements for Private Roads or Lanes: Skyview
Industrial Park hereby reserves to itself, its successors and assigns,
a perpetual right to use all roads and roadways in the Subdivision
for ingress and egress to any land adjacent to Skyview Industrial
Park.

3. Dedicated Roads and Maintenance: Skyview Industrial
Park, its successors and assigns, shall construct all roads, drives
and lanes to be transferred to the association as shown on the
subdivision plat. The Association shall, after such transfer,
assume all responsibilities and obligations of maintenance and
improvement of 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.
ARTICLE IX
ENFORCEMENT

1. Enforcement Actions: The Board of Directors shall have the right to prosecute any action enforcing the provisions of all covenants by injunctive relief, on behalf of itself and all or part of the Skyview Industrial Park owners. In addition, each owner shall have the right to prosecute for injunctive relief and for damages by reason of any covenant violation.

2. Limitations on Action: In the event any construction, alteration or site landscape work is commenced upon any portion of the Subdivision in violation of these covenants and no action is commenced to restrain such violation within thirty (30) days after the violation is recognizable, the injunctive or equitable relief shall be denied, but action for damages shall still be available to any party aggrieved. Said thirty (30) day limitation shall not apply to injunctive or equitable relief against other violations of these covenants.

ARTICLE X
GENERAL PROVISIONS

1. Severability: Should any part or parts of these covenants be declared invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining covenants.

2. Effect and Duration of Covenants: The conditions, restrictions, stipulations, agreements and covenants contained herein shall be for the benefit of and binding upon each tract in the Subdivision, and each owner of property therein, his successors, representatives and assigns and shall continue in force and effect until January 1, 1995, at which time they shall be automatically extended for five (5) successive terms of ten (10) years each.

3. Amendment: The conditions, restrictions, stipulations, agreements and covenants contained herein shall not be waived, abandoned, terminated, or amended except by written consent of the owners of eighty percent (80%) of the privately owned land included
within the boundaries of Skyview Industrial Park, as the same may then be shown by the plat on file in the office of the Clerk of and Recorder of Natrona County, Wyoming. Any such amendment shall be ineffective until it shall have been placed of record in the office of the County Clerk, Natrona County, Wyoming.

4. Enforcement: If any person shall violate or threaten to violate any of the provisions of this instrument, it shall be lawful for the Association or any person or persons owning real property in the Subdivision to institute proceedings at law or in equity to enforce the provisions of this instrument, to restrain the person violating or threatening to violate them, and to recover damages actual and punitive for such violations.

5. Annexation:

(a) Additional industrial or commercial lands may be annexed to said Owners' Association, provided said area pays its proportionate share of maintenance costs and roads are constructed in a similar or agreed manner at no expense to the Association.

(b) Upon a merger or consolidation of the Association with another association as provided in the Articles of Incorporation, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Association by the surviving corporation pursuant to a merger. The surviving or consolidated Association may administer the covenants and restrictions established by this Declaration within the properties together with the Covenants and Restrictions established on any other properties as one scheme. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration within the properties except as may be herein provided.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 29 day of

[Signature]

Ray Ackerman

[Signature]

Clark Schilling

SKYVIEW INDUSTRIAL PARK,
a partnership, by

Ray Ackerman

Clark Schilling

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STATE OF WYOMING )
COUNTY OF NATRONA ) SS.

On this the 21 day of December, 1977,
before me personally appeared Ray Atkins, Clark Schilling, and
Harvey Richardson, partners of Skyview Industrial Park, to me
personally known to be the persons described in and who executed
the foregoing instrument and acknowledged that they executed the
same as their respective free act and deed.

Witness my hand and seal the day and year first above
written.

Notary Public

My Commission Expires: Sept 30, 1978