SKYVIEW INDUSTRIAL PARK
SUBDIVISION
LOT SPLIT
LOT 22

CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF WYOMING
COUNTY OF NATRONA

I do hereby certify that this lot split has been examined by me and found to comply with the regulations for Natrona County, Wyoming, and is therefore approved for filing.

COUNTY PLANNER
DATE: 5-16-80

COUNTY SURVEYOR
DATE: 9-17-80

COUNTY HEALTH OFFICER
DATE: 5-24-80

KNOW ALL MEN BY THESE PRESENTS, I, Don A. Davis do hereby state that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed by me in accordance with the Subdivision Regulations of Natrona County.

NOTE:
Recorded Data as shown on plat of Skyview Industrial Park, recorded January 8, 1979 as Instrument No. 254399 in the Natrona County Clerk's Office.

Survey & Plat by:
LENHART and CARPENTER, INC.
200 Poinsettia Street, Casper, Wyoming 82601 (307) 266-2524
W.D. No.: 10334 Date: 3-23-80 Acid Dep: LOT22SPLIT
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 sale, 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 improvements.

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, corporations, 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 membership (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 development occurs before 1981.

ARTICLE V

COVENANT FOR MAINTENANCE 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, failure of the Board of Directors to 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, telephone, 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, pro-
vided 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 consoli-
dated 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 effect any revo-
cation, 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]

SKYVIEW INDUSTRIAL PARK,
a partnership, by

Ray Ackuna

Clark Schilling
On this the 29 day of October, 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
RECORDED Mar 9 1979 AT 10:48 O'CLOCK AM

INSTRUMENT NO. 257963

JOHN J. TOBIN COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS - COLMAN INDUSTRIAL CENTER

EXHIBIT "B"
(Attachment of Subdivision Agreement)

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
COLMAN INDUSTRIAL CENTER

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, EARL R. COLMAN and CATHERINE L. COLMAN, (hereinafter referred to as "landowners") are the owners of all that certain real property situate in Natrona County, State of Wyoming, known and described as Colman Industrial Center, 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 _______ of Maps at ______, and

NOW, THEREFORE, for and in consideration of the premises, Landowners do 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 do 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 sale, 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. Colman Industrial Center: The words Colman Industrial Center as used in these covenants shall mean all of the lands included within this Subdivision. Any lands added to Colman Industrial Center by Earl R. Colman and Catherine L. Colman or 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 Colman Industrial Center Owners Association, Inc., a non-profit, Wyoming corporation, its successors and assigns.

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 Landowners 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 improvements.

7. **Colman Industrial Center:** 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**

**COLMAN INDUSTRIAL CENTER OWNERS ASSOCIATION, INC.**

Membership in Colman Industrial Center: All persons, corporations, 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, a Wyoming corporation not for profit, in accordance with the Articles of Incorporation of said Association as presently in effect and filed with the Secretary of State of Wyoming and as the same may be duly amended from time to time.

**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 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 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 Earl R. Colman and Catherine L. Colman 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 determined.

Class B. The Class B members shall be Earl R. Colman and Catherine L. Colman and the same shall be entitled to three (3) votes for each tract owned. The Class B membership shall cease and be converted to Class A membership (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 1983, or
(c) in the event that Earl R. Colman and Catherine L. Colman retain tracts within the subdivision for development purposes, each such tract, when development is completed, will obtain Class A status for Earl R. Colman and Catherine L. Colman ownership if such development occurs before 1983.

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 covenants 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 assessments, 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 assessments 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; all of which are for the welfare of owners in the Subdivision and any other property brought into the Subdivision in the future.

3. Maximum Annual Assessment: Until such time as Seventy-five Percent (75%) of the tracts of said property are sold by Earl R. Colman and Catherine L. Colman, they 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 of 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.
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 Section 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 purposes.

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 Earl R. Colman and Catherine L. Colman 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, 1983.

7. Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence January 1, 1976. 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, failure of the Board of Directors to fix an assessment within the time provided therefore 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 of 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 by each owner of each tract.

(b) Noxious weeds shall not be permitted to exist or flourish unchecked and 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 other 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. 16902) in the office of the County Clerk, Natrona County, Wyoming, shall be permitted to exist.

(h) Tracts 6, 7, and 8, inclusive, are adjacent to Interstate Highway 25 and each Owner of such lots shall, at his own expense, construct a woven wire fence along the boundary of each such lot facing said highway. Said fence shall be six (6) feet in height and the posts shall be set in concrete. Those portions of lots facing said highway shall be maintained in a clean and orderly manner and the Owners shall not allow trash or debris to build up along the required fences.

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

(j) 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: Earl R. Colman and Catherine L. Colman have entered into an agreement with the Wardwell Water and Sewer District (District) whereby the 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 individual lot Owners to the District for each tap.

Earl R. Colman and Catherine L. Colman will pay all costs of bringing the water and lines to the Subdivision. Each Owner shall be responsible for taps and tap fees for each 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, telephone, 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: Earl R. Colman and Catherine L. Colman hereby reserve to themselves, their successors and assigns, a perpetual right to use all roads and roadways in the Subdivision for ingress and egress to any land adjacent to Colman Industrial Center.

3. Dedicated Roads and Maintenance: Earl R. Colman and Catherine L. Colman, their 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

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, 1998, 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 Colman Industrial Center, 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 on 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 of 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 Owner's 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 effect 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 18th day of October, 1978.

EARL R. COLMAN AND CATHERINE L. COLMAN, husband and wife

EARL R. COLMAN
Catherine L. Colman

STATE OF WYOMING )
COUNTY OF NATRONA )

ss.

On this 18th day of October, 1978, before me Earl R. Colman and Catherine L. Colman personally appeared 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.
(NOTARIAL SEAL)

My Commission Expires:

CATHERINE BARRETT
Notary Public

Oct. 2, 1981