

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
 120 N. Center Street • Casper, WY 82601 • (307) 237-8486



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

GRANTORS
 Earl Y. Long and Lucy T. Long,
 husband and wife.
 Roger W. Ramsey and Alice M.
 Ramsey, husband and wife
 Harold J. Clare, Jr. and Alice
 A. Clare, husband and wife
 Edwin M. Upland and Lois L.
 Upland, husband and wife
 Pershing Geiger and E. Louise
 Geiger, husband and wife.
 Andrew D. Matchett and Frances
 L. Matchett, husband and wife;
 and,
 Southridge Homes Company,
 a corporation
 By Milton Coffman, President
 Attest: D. L. Odell, Secretary
 Seal of Southridge Homes
 Company affixed.

Southridge Homes

Kind of Instrument Building Restrictions
 Instrument No. 618632
 Date of Instrument Dated Sept. 12, 1950

Date of Record Sept. 14, 1950

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Consideration Premises and valuable
 considerations
 Witness - - - - -

Acknowledged SEE BELOW

Before " "

A " "

In " "

Commission Expires " "

Seal " "

Wife apprised of her right and effect
 of signing and acknowledging same

TO

Owners of record.
GRANTEES

Recites that the Grantors are owners of all residential lots,
 comprising Lots numbered 1 to 199, inclusive, in said South-
 ridge Addition; and

That, Southridge Homes Company, a corporation, is the owner of
 Lots numbered 200 and 201 in said Southridge Addition, and

That, all of the lots in said Southridge Addition comprise
 residential Lots numbered 1 to 199, inclusive, and Lots numbered 200
 and 201; and

That the owners of all lots in said addition hereinabove named
 desire to establish in the said addition an exclusive residential
 district as to Lots numbered 1 to 199, inclusive, wherein
 the construction and use of dwelling houses shall conform to certain
 minimum requirements and each home owner, in consideration of his
 compliance with such requirements, shall be protected against
 violation thereof by any other home owner, and also desire to
 establish certain requirements hereinafter specified as to the
 use of Lots numbered 200 and 201 in said addition;

NOW, THEREFORE, in consideration as aforesaid, the owners of all
 lots in the said Southridge Addition, being the persons hereinabove
 named, do hereby impose upon Lots numbered 1 to 199, inclusive, of
 said addition, the protective covenants and restrictions hereinafter
 contained in paragraphs A to I, inclusive, and do hereby impose
 upon Lots numbered 200 and 201 of said addition to the protective

covenants and restrictions contained in paragraphs J. and K. hereinafter following, and do hereby, as to all lots in said Southridge Addition, covenant and agree as follows, to-wit;

(A) Upon Lots numbered 1 to 199, inclusive, in said Southridge Addition, no structure shall be erected, altered, placed or permitted to remain on any residential building lot, other than one detached single-family dwelling or the semi-detached single family dwelling, not to exceed two and one-half stories in height and a private garage for not more than three cars.

(B) No building shall be erected, placed or altered on any building plot in said addition until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Milton Coffman, D. L. Odell and R. W. Odell, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1960. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(C) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line. No building except a detached garage or other outbuilding located 75 feet or more from the front lot line shall be located nearer than 3 feet to any side lot line.

(D) No residential structure shall be erected or placed on any

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building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

(E) No store, shop, repair shop, storage or repair garage, restaurant, dance hall or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any lots within said lots numbered 1 to 199, inclusive, in said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(F) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(G) No dwelling costing less than \$7,500.00 as of January 1, 1950, shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story building.

(H) Easements affecting Lots numbered 1 to 15 and 176 to 199, inclusive, and 201 are reserved, as shown on the recorded plat, for utility installations and maintenance.

(I) Yard fences may extend only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing.

(J) Lot numbered 200 of said Southridge Addition is hereby reserved for residential use conforming to the provisions specified as to Lots 1 to 199, inclusive, or for retail business use. No retail business shall be erected or placed on said lot 200 unless of masonry construction, designed to form an integrated part of a neighborhood shopping center, and provided with a paved, off-street parking area for customer cars, equal to at least twice the first floor building area in square feet. No building shall be erected, altered, or placed on said lot numbered 200 until the building plans, specifications and plot plan have been approved in writing by the committee referred to in paragraph (B) hereof.

(K) Lot numbered 201 is reserved for a playground and is to be deeded to the City of Casper, providing care of the ground is guaranteed.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby released and waived.

All the foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975. at which time said covenants shall be automatically

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extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Acknowledged September 12, 1950 before H. J. Clare, Jr., a Notary Public in Natrona County, Wyoming, whose commission expires 4/8/51 with Notarial Seal affixed.

Acknowledged September 12, 1950 before H. J. Clare, Jr., a Notary Public in Natrona County, Wyoming, whose commission expires 4/8/51, with Notarial Seal affixed.

Acknowledged September 12, 1950 before D. D. Giddings, a Notary Public in Natrona County, Wyoming, whose commission expires Jan. 26, 1954, with Notarial Seal affixed.

Acknowledged September 12, 1950 before H. J. Clare, Jr., a Notary Public in Natrona County, Wyoming, whose commission expires 4/8/51 with Notarial Seal affixed.

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STATE OF WYOMING, COUNTY OF NATRONA)ss. CERTIFICATE

I hereby certify that the foregoing is a full, true and correct copy of a Southridge Homes Building Restrictions as placed on record Sept. 14, 1950.

In Testimony Whereof I have hereunto set my hand and official Seal this 24 day of April 1963.

Lowell W. Mussen
County Clerk

My term of office expires January 2, 1967.

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