

RECORDED Oct. 5, 1964 3:00 PM
IN BOOK 14604 Misc. 532
NO. 14604

PROTECTIVE COVENANTS

The undersigned certify that they are the owners of the SW/4 NE/4 of Section 28, Township 32 North, Range 79 West of the 6th P. M., Natrona County, Wyoming, which is designated as "Starwalk No. 1", and are desirous of subjecting said property to the restrictions, covenants, and charges hereinafter set forth, each and all of which is and are for the benefit of, and pass with, said property and each and every parcel thereof, and shall apply to and bind the successors in title interest to each and every parcel of the above described property.

NOW, THEREFORE, the undersigned, sole owners of the property above described, hereby declare that said property shall, from and after the date hereof, be held, transferred, sold and conveyed, subject to the restrictions, covenants and charges hereafter set forth.

DEFINITION

A building site shall contain at least two and forty seven hundredths (2.47) acres.

CLAUSE 1.

No building sites in the above described property shall be subdivided in any manner that will result in one person, combination of persons, corporations or any other entity of any nature, owning a parcel of land less than 2.47 acres, and any and all deeds attempting to convey any area less than 2.47 acres shall be void, and all deeds attempting to convey any area so that the grantor or the grantors retain less than 2.47 acres will be void.

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).

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CLAUSE 2.

The buildings on a building site shall be limited to a one-family dwelling and subordinate buildings, the use of which are incidental to that of the main dwelling. Subordinate structures may include one building for the accommodation of guests, but there will not be more than two living units allowed on one building site.

CLAUSE 3.

All buildings and portions of buildings will be at least fifty (50) feet from the boundaries of the building site.

CLAUSE 4.

Building sites may be fenced, however, such a fence shall be neat, orderly and sightly. Fences shall be on the boundaries of the building site. Barbed wire may not be used in any fences, either in whole or in part.

CLAUSE 5.

No store, shop, repair shop, garage, restaurant, dance hall or other place of public amusement or enterprise, or any group religious, fraternal, youth or other multiple organization use or ownership of the building sites, or any portion thereof shall be allowed.

CLAUSE 6.

These covenants are to run with the land and shall be binding upon all persons holding title to the above described property or any portion thereof until September 1,

1974, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the majority of the then owners of the building sites in Starwallow No. 1, it is agreed to change said covenants, either in whole or in part.

CLAUSE 7.

If any owners of any building site in said property, their employees or agents violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other owner or owners, their agents or attorneys, to institute and prosecute appropriate proceedings at law or in equity for the wrong or attempted wrong.

CLAUSE 8.

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.

DATED at Casper, Wyoming this 5 day of October, 1964.

CASPER MOUNTAIN DEVELOPMENT CO., a partnership consisting of:

Paul J. Manly
Paul J. Manly

Frank H. Hazelton
Frank H. Hazelton

Thomas T. Bechtel
Thomas T. Bechtel

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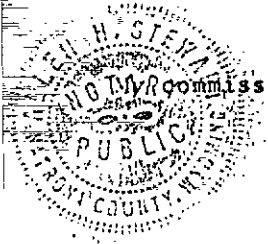
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STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 5 day of October, 1964, before me per-

sonally appeared Paul J. Manly, Frank H. Hazelton and Thomas T. Bechtel, to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged that they executed the same as their free act and deed.

Allen H. Stewart
Notary Public



commission expires: Oct 2, 1967

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