STAWALL NO. 6 OF SECTION 28, TOWNSHIP 32 NORTH, RANGE 79 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING.

THIS DECLARATION, MADE THIS DAY OF NOVEMBER, 1971, BY CASPER MOUNTAIN DEVELOPMENT INC., A WYOMING CORPORATION OF NATRONA COUNTY, WYOMING, HEREAFTER CALLED THE "DECLARANT".

WITNESSETH

WHEREAS Declarant is the owner of all of the Lots in Starwallow No. 6, a subdivision being a portion of the Section 28, Township 32 North, Range 79 West of the 6th P.M., Natrona County, Wyoming, a plat of which has, prior to the execution of these covenants, been recorded in the Office of the County Clerk of Natrona County, Wyoming and

WHEREAS Declarant is desirous of subjecting all of the real property in Starwallow No. 6, to each and all of the covenants, restrictions and reservations hereinafter set forth, each and all of which are for the benefit of the property and subsequent owners thereof and shall inure to the benefit of and pass with said property and each and every lot and shall bind and apply to the successors in interest of any and all owners thereof;

NOW, THEREFORE, Declarant hereby declares:

1. That the real property in Starwallow No. 6, a subdivision of Section 28, Township 32 North, Range 79 West of the 6th P.M., Natrona County, Wyoming, is and shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth.

Said real property is subject to the covenants, restrictions, conditions, reservations and easements hereby declared to
the best use and most appropriate development and improve-
ment of each building site thereof; to protect the owners of
building sites against such improper use of surrounding building
sites as will depreciate the value of their property; to preserve
as far as practicable the natural beauty of said property; to
secure and maintain proper setbacks from lot lines; and to,
in general, provide adequately for protection of the values of
investments made by purchasers of building sites therein and to
prevent undue inconvenience to others in the area by any
owner or user of building sites in Starwallow No. 6.

3. No building shall be located on any building site closer
than fifty feet distant from any lot line for all sites covered
by these covenants.

4. Fencing of lots is permitted, however, the said fence
shall be a neat, orderly and slightly fence adjacent as near as
practicable to the lot line and in no event over the lot line
owned by the person or persons constructing the fence, and if
said fence be constructed of wire, barbed wire may not be used
in whole or in part.

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 any multiple organization
use of ownership of the lots or any part thereof shall be allowed.

All lots in Starwallow No. 6 shall be limited to a
one-family dwelling and subordinate buildings, the use of which
is incidental to that of the main building. Subordinate struc-
tures may include one building for the accommodation of guests
but in no case will more than two living units be allowed on one
lot.
7. No structure designed or used for human habitation may be located in an area of possible flooding. As a minimum, structures shall be defined as any land situated less than five vertical feet above the bottom of any adjacent natural or constructed drainageway.

8. Whether or not a septic tank or drainfield is constructed in connection with a dwelling, each such dwelling shall be so located on the site as to provide for such a system. An area of adequate size and suitable absorption shall be identified and tested prior to construction. It shall be above the flood areas identified in part 7 above and be more than fifty feet from all property lines.

9. Every owner of a site shall be a member of Starwallow No. 6 Property Owners Association, a nonprofit corporation. Membership in the Association shall be mandatory, shall be appurtenant to the building site in which such owner has the necessary interest, and shall not be separated from the building site in which it pertains. The Association is formed initially for the purpose of providing for road maintenance, but may, in accordance with the bylaws and articles of incorporation, undertake additional group property-owner obligations.

10. The preservation of the existing character of the lots is of prime importance. No owner shall remove trees or other vegetation except as required for the construction and/or maintenance of approved improvements, access to such facilities, streets and good forest management practices. Tree limbs, stumps, construction debris and unused building 10 and equipment shall be neatly stored or removed from the site, and natural or manufactured items forming a fire hazard shall be promptly removed and open fires are specifically prohibited.
...are to run with the land and shall be binding upon all parties and all persons claiming under them until September 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten years unless, by vote of a majority of the then owners of lots in Starwallow No. 6, 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 or in equity against the person violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation.

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.

DATE, DATED AND SIGNED this day and year first above written.

CASPER MOUNTAIN DEVELOPMENT INC.
a Wyoming Corporation

BY: Thomas P. Bradlee, Pres.
Paul J. Monahan, Sec