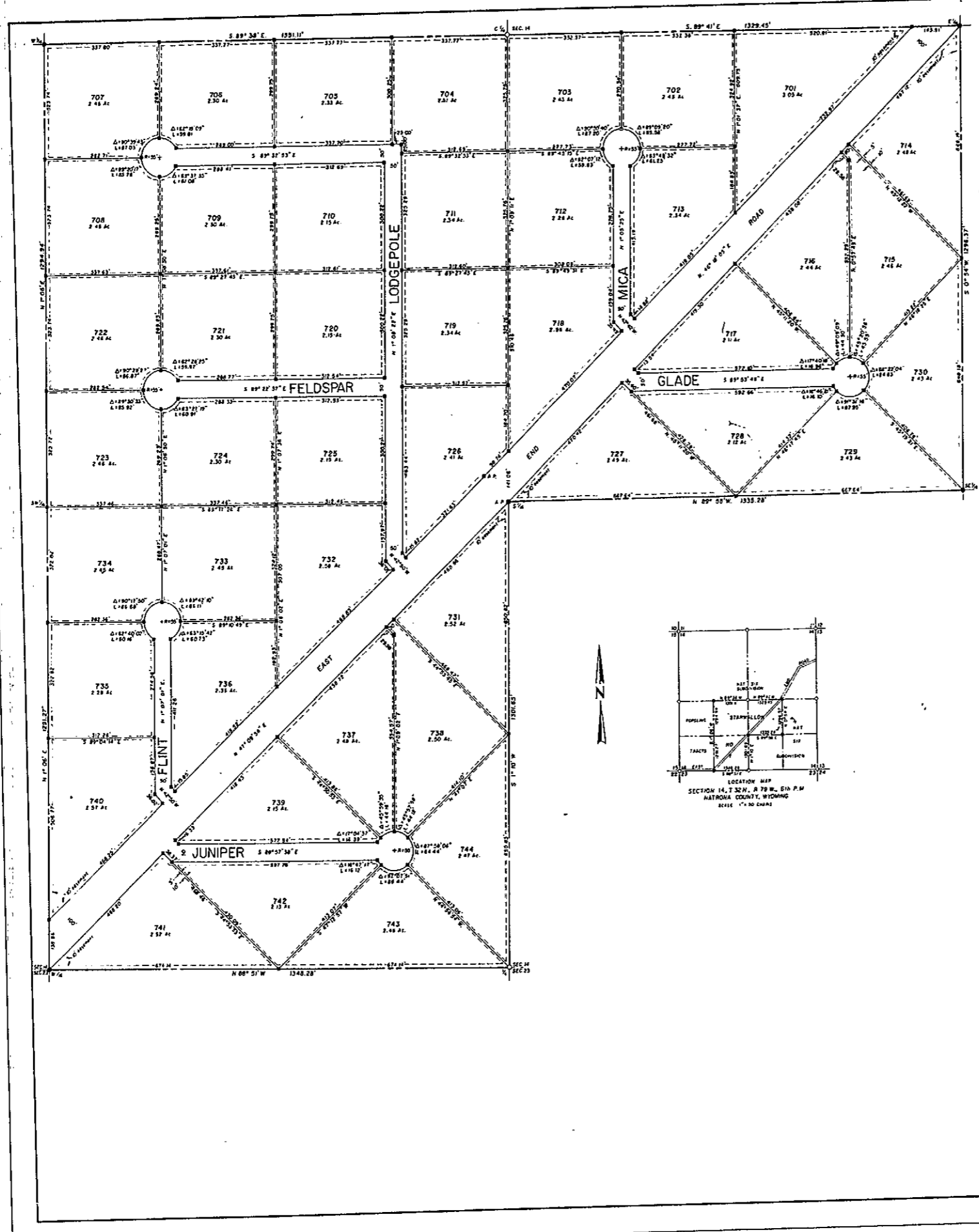


294/289



PLAT OF "STARWALLOW NO. 7" A SUBDIVISION OF NW1/4 SE1/4 & E1/2 SW1/4, SECTION 14 T.32N., R.79W., 6th P.M. NATRONA COUNTY, WYOMING SCALE: 1" = 100'

CERTIFICATE OF DEDICATION

CASPER MOUNTAIN DEVELOPMENT, INC., a Wyoming Corporation, does hereby certify that the foregoing Subdivision of the NW1/4 SE1/4 and E1/2 SW1/4, Section 14, Township 32 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by perimeter walls and bounds, is intended to be a public road, and is hereby dedicated to the public use of said Natrona County, Wyoming.

Dated at Casper, Wyoming, this 28th day of September, 1978

CASPER MOUNTAIN DEVELOPMENT, INC., a Wyoming Corporation P.O. Box 1004, Casper, Wyoming, 82402

ATTEST: Paul J. Mackay, Surveyor; by James P. Brink, President

STATE OF WYOMING COUNTY OF NATRONA The foregoing instrument was acknowledged before me this 28th day of September, 1978, and my commission expires on the 28th day of September, 1979.

Witness my hand and official seal. My commission expires 28th day of September, 1979.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING COUNTY OF NATRONA I, Myron Johnson of Casper, Wyoming, do hereby certify that this plat was prepared from notes taken during an actual survey made by me during the months of August and September, 1978, and that such notes correctly represent said survey and that the same are true and correct in all particulars.

Wyoming Registration No. 510 Land Surveyor My commission expires 28th day of September, 1979.

PLAT APPROVED

Approved by the Board of County Commissioners, Natrona County, Wyoming, by Resolution duly passed on the 28th day of September, 1978. ATTEST: County Clerk. Inspected and approved on the 28th day of September, 1978. Filed for record in the office of the County Clerk of Natrona County, Wyoming on this 28th day of September, 1978.

NOTES: (1) Natrona County, through its Board of County Commissioners, assumes no responsibility for the construction and maintenance of any roads set out or established by this platting. (2) No public utility lines located or intended for the Subdivision. (3) No public water system is provided for the Subdivision.

LEGEND: W.L.B.C. Brass Cap; G.L.D. Brass Cap; 1/4" x 1/4" Aluminum cap

PLAT & SURVEY BY: 637 SOUTH DAVID STREET, CASPER, WYOMING Date September 23, 1978 W.D. No. 5-24-82 Plat Closure Date: 1-6-79, 1979 Direct Sear Lines and Indirect Distances

RECORDED Nov. 20 1978 AT 2:07 O'CLOCK PM
IN BOOK 71 OF MISC. PAGE 375
NO. 2251359 JOHN J. TORIN
COUNTY CLERK

PROTECTIVE COVENANTS

STARWALLOW NO. 7 of Section 14 Township 32 North, Range 79 West of the 6th P.M., Natrona County, Wyoming.

THIS DECLARATION, made this _____ day of November, 1978 by Casper Mountain Development Inc., a Wyoming Corporation of Natrona County, Wyoming, hereinafter called the "Declarant".

WITNESSETH

WHEREAS Declarant is the owner of all of the Lots in Starwallow No. 7, a subdivision being a portion of the S $\frac{1}{2}$ Section 14, 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. 7 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. 7, a subdivision of Section 14, 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.
2. Said real property is subjected to the covenants, restrictions, conditions, reservations and easements hereby declared to

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (907) 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).



346

insure the best use and most appropriate development and improvement 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. 7.

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

6. All lots in Starwallow No. 7 shall be limited to a one-family dwelling and subordinate buildings, the use of which in incidental to that of the main building. Subordinate structures may include one building for the accommodation of guests but in no case will more than two living units be allowed on one lot.

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).

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).



Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-9486

are designated or used for human habitation 347
shall be located in an area of possible flooding. As a minimum,
such area shall be defined as any land situated less than five
vertical feet above the bottom of any adjacent natural or con-
structed drainageway.

9. Whether or not a septic tank or drainfield is con-
structed 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 ident-
ified 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.

10. Every owner of a site shall be a member of Starwallow
No. _____ 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 appertains. The Association is formed initially
for the purpose of providing for road maintenance, but may, in
accordance with the bylaws and articles of incorporation, under-
take 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
from platted roads and good forrest management practices. Tree
tops, limbs, stumps, construction debris and unused building
materials and equipment shall be neatly stored or removed from
the site. Natural or manufactured items forming a fire hazard
shall be promptly removed and open fires are specifically pro-
hibited.

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).



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

348 These covenants 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. 7, 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.

MADE, DATED AND SIGNED the day and year first above written.

CASPER MOUNTAIN DEVELOPMENT INC.
a Wyoming Corporation

BY: Thomas P. Bichtel PRES.

Paul J. Mawly Secy