PLAT OF

STONERIDGE TOWNHOMES

BEING COMPRISED OF PORTIONS OF THE PARADISE VALLEY GOLF COURSE, AND PORTIONS OF LOTS 24, 25, & 26, ALL IN BLOCK 1, PARADISE VALLEY, CITY OF CASPER, NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION AND SUBDIVISION

STATE OF WYOMING

COUNTY OF NATRONA

The undersigned, Babb, Roe, an individual and Robinson, McKee, an individual, and the Wyoming Development Corporation, a Wyoming corporation, as agents of the Wyoming Partnerships Corporation, are the owners and developers of a tract of land in the

AMENTE 1ST AVE. & 7TH ST., CASPER, WYOMING, being more particularly described as follows:

Beginning at the southwest corner of lot 28, Block 1, of the Paradise Valley Addition to the City of Casper;

Describing the south line of Magnolia Road to a point on the west line of Block 1;

Then E 34° 03' 36" N, 300.00 feet along the north line of Magnolia Road to a point on the west line of Block 1;

Then S 5° 37' 08" E, 180.00 feet along the west line of Block 1 to a point on the north line of Magnolia Road;

Then N 8° 27' 31" E, 250.00 feet along the south line of Magnolia Road to the north line of Block 1;

Then N 69° 33' 04" W, 165.00 feet along the north line of Block 1 to a point on the west line of the Paradise Valley Golf Course.

The proposed plat is on a grid system and the grid lines are one block east of the Paradise Valley Golf Course.

The foregoing instrument was acknowledged before me by Charles A. Roe and Robinson, McKee, and the foregoing instrument was acknowledged before me, by Charles A. Roe and Robinson, McKee, in the presence of the undersigned.

CERTIFICATE OF SURVEY

L. Charles A. Roe, of Casper, Wyoming, hereby certify that this plat was made in scale taken during a survey of the property described in the plat, and the survey was made in accordance with the laws of Natrona County, Wyoming, and the plat is true and correct.

The foregoing instrument was acknowledged before me by Charles A. Roe, this 15th day of May, 1986.

My commission expires July 22, 1996.

APPROVALS

Approved this 15th day of May, 1986.

City Engineer

Approved by the Planning Commission of Casper, this 15th day of May, 1986.

CITY CSM WYOMING

Approved by the City Council of Casper by Resolution No. 65-86, only passed this 15th day of May, 1986.

RECORDED

Filed for record in the office of the Clerk of Natrona County, Wyoming, this 15th day of May, 1986, Book number: 1986, Page number:

PLAT PREPARED BY WOLZ & ASSOCIATES, INCORPORATED

1720 SOUTH POPPLAR, CASPER, WYOMING

1986

4-25-86

1986
DECLARATION OF RESTRICTIVE COVENANTS
STONE RIDGE CONDOMINIUM

The undersigned, the owner in fee simple of all of the land set forth on Exhibit "A" attached along with Exhibits "A-1", "A-2", "A-3", "A-4", "A-5", "A-6" and "A-7" which are included herein by reference as though set forth in full, does hereby make the following Declarations, Limitations, and Restrictions and uses to which the units included therein may be put, hereby declares the land set forth on Exhibit "A" as a Condominium under the laws of Wyoming, and specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners thereof, this Declaration of Restrictions being designed for the purpose of keeping and maintaining the use and development of the real property desirable, uniform and suitable in use and architectural design as herein specified:

ARTICLE I
DEFINITION

Section 1. "Association" shall mean and refer to the unincorporated association provided for in Article II hereof of the Owners of Units within the above-described real property.

Section 2. "Owner" shall mean and refer to the owner or owners, collectively, of the record fee simple title to a Unit of the STONE RIDGE CONDOMINIUM. The ownership of a Unit shall include the fee simple estate in the individual air space located upon the land designated as a Unit along with the fee simple ownership to the land underlying each Unit and if part of the Unit is construed as a limited common element, the use thereof shall be reserved to the Owner of the Unit as he shall choose to exercise, within the limitations imposed herein.

Section 3. "Unit" shall mean and refer to the tract designated on the Plat of STONE RIDGE CONDOMINIUM, or any amendment thereof, as a Unit and to all improvements on or appurtenant to such Unit.

Section 4. "Common Area" shall mean all real property and easements owned by, or to be conveyed to, the Association for the common use and enjoyment of the Members of the Association along with the men-
tional building located upon said Lot No. 7 and shown as Lot No. 7 on the Plat entitled STONE RIDGE CONDOMINIUM, a copy of which is attached hereto and made a part hereto as though set forth in full and marked as Exhibit A-1, along with the right to possess, use, enjoy, control and dispose of Lot No. 7 as is provided herein.

ARTICLE II

STONE RIDGE CONDOMINIUM ASSOCIATION

Section 1. Purpose. Stone Ridge Condominium Association (hereinafter called "The Association"), is a nonprofit, unincorporated association, organized for the purpose of enforcing the terms and conditions set forth in this Declaration of Restrictive Covenants and for the mutual benefit of the Owner of Units in the Stone Ridge Condominium Association.

Section 2. Membership. Every Owner of a Unit shall be a member of the Association.

Section 3. Voting & Quorum. Members shall be entitled to one vote for each Unit owned. A quorum for any meeting shall consist of 4 of the 6 votes so authorized, and a majority of votes cast shall be the act of the members.

Section 4. Board of Directors. The business and affairs of the Association shall be managed by a Board of Directors consisting of three directors elected annually by the members.

Section 5. Officers. The Board of Directors shall elect a president, a vice-president, and a secretary-treasurer, who shall have such authority as may be provided from time to time by the Board of Directors and who shall serve at the pleasure of the Board. Officers shall be members of the Board of Directors.

Section 6. Informal Action. Any action required or permitted to be taken at a meeting of the members, may be taken without a meeting if the consent is in writing, setting forth the action so taken, shall be signed by all of the members authorized to vote on the matter, or signed by all of the Directors, as the case may be.
Section 7. Incorporation. If the members so elect, the Association may be incorporated under the laws of the State of Wyoming.

Section 8. By-Laws. Except as otherwise provided herein, the business and affairs of the Association shall be conducted in accordance with the By-Laws of the Association, which By-Laws shall be adopted, and may be altered, amended, or repealed and new By-Laws adopted according to the procedure set forth in section fourteen of said By-Laws.

ARTICLE III

USE RESTRICTIONS

Units are restricted for use as single family residential purposes only, and shall not be used for any commercial, public or illegal purpose or purposes and no public nuisance shall be maintained or permitted to exist thereon.

ARTICLE IV

ARCHITECTURAL CONTROL

Section 1. Building Permit. No building, fence, wall or other structure shall be commenced, erected or maintained on any Unit, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location in relation to surrounding structures and topography shall have been submitted to the Architectural Control Committee who shall be the same as the Board of Directors of Stone Ridge Condominium Association. In the event the Architectural Control Committee shall fail to approve or disapprove such design and location within 60 days after said plans and specifications shall have been submitted to it, then the failure to so act shall constitute approval and no further action by the submitting party will be required and this Article will be deemed to have been complied with in full.
ARTICLE V
PARTY WALLS

Section 1. General Rules of Laws to Apply. Each wall or roof which is built as a part of the original construction and placed on the dividing line between Units shall constitute a party wall, and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of repair and maintenance of a party wall and roof as set out in Section 1 above shall be shared equally by the Owners who own the adjoining Units.

Section 3. Destruction by Fire or Other Casualty. If a party wall or roof as set out in Section 1 above is destroyed or damaged by fire or other casualty, the Owner of an adjoining Unit may restore it, and the Owners of adjoining Units shall contribute equally to the cost of restoration, without prejudice, however, to the right of any Owner to call for a larger contribution under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall or roof as is set out in Section 1 above to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

ARTICLE VI
EXTERIOR MAINTENANCE

Section 1. The Association shall provide maintenance upon the Common Area (Lot No. 7), and the building located thereon as to the paint, repair, replacement and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, driveways and other exterior improvements.
Section 2. In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner of one of the Units, his family, guests, or invitees, the cost of such maintenance or repairs shall be added to said Owner's obligation and subject to action by the Association and may become a part of the assessment to which such Unit is subject.

Section 3. The Board of Directors shall oversee an on-going maintenance program which shall incorporate those items of maintenance aforementioned.

ARTICLE VII
PROPERTY RIGHTS

Section 1. Owner's Enjoyment and Ownership. Every Owner shall have a right of enjoyment and undivided fee simple interest in and to the Common Area (Lot No. 7) which shall be appurtenant to and shall pass with the title to every Unit, subject to the following provisions:

(a) The right of the Association, in accordance with the Article and these By-Laws, to borrow money for the purpose of improving the Common Area.

(b) The right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure.

(c) The right of the Association, in accordance with its Articles and these By-Laws, to suspend the voting rights and the easement of enjoyment of any Owner for any period during which any assessment against said Owner's Unit remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(d) The right of the Association to delegate or transfer its easement to all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions.
as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by Four (4) of the members of the Association has been recorded, and unless written notice of the proposed action is sent to every Member not less than thirty (30) days nor more than sixty (60) days in advance of any action taken.

(e) The right of Declarant and the Association to grant and reserve easements and rights-of-way through, under, over and across the Common Area, for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer drainage, fuel oil and other utilities.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with these By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE VIII

ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Unit by hereafter accepting a deed therefore, whether or not it shall be so expressed in such deed, 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 and collection costs (including reasonable attorney’s fees), shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest and costs of collection (including reasonable attorney’s fees), shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due, and upon the Owner's default
in the payment of said lien in a timely manner the lien may be foreclosed, according to law. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessment levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Units and for the improvement and maintenance of units, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, (Lot No. 7) including, but not limited to, snow clearance, the payment of taxes and insurance, the repair, replacement and additions to the Common Area, the repair and maintenance of the Units, and for the cost of labor, equipment, management, and supervision thereof.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum monthly assessment shall be Seventy Five Dollars ($75.00) per month per Unit payable in advance.

(a) From and after January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased, effective January 1 of each year, by not more than ten percent (10%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased, effective January 1 of each year, above ten percent (10%) by a vote of two-thirds of the members of the Association, who are voting 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.

Section 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, including fixtures and personal property related thereto; provided that any such assessments shall have the assent of two-thirds (2/3) of the votes of the members of the Association.

Section 5. Notice For Any Action Authorized Under Section 3, and written notice of any meeting called for the purpose of taking any action authorized under Sections 3 and 4 of this Article shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Units and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Units on the first day of the month following the conveyance of the Common Area to the Association. The first annual assessment shall be prorated according to the number of months remaining in the calendar year and shall be a charge and lien due and payable for the year of the assessment at the time of transfer of ownership. The Board of Directors shall fix the amount of the annual assessment against said period.

Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand in writing, and for a reasonable charge, furnish a certificate signed by an officer of the Association, setting forth whether the assessments on a specified Unit have been paid. A properly executed certificate of the Association as to the status of assessments on a Unit is binding upon the Association as of the date of its issuance.
Section 8. Effect of Nonpayment 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 ten percent (10%) per annum. The Association may bring any action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property along with interest and costs (including reasonable attorney's fees) of any such assessment. 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 Unit.

Section 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, or deed of trust. Sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit 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. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. The following properties subject to this Declaration shall be exempt from the assessments, charges and liens created herein:

(a) All properties dedicated to and accepted by a governmental body, agency or authority and devoted to public use; and

(b) All Common Area as defined in Article 1, Section 4, bereof, any provision of these By-Laws to the contrary notwithstanding (except the provisions of Sections 1 and 6 of this Article), no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.
ARTICLE IX

GENERAL PROVISIONS

Section 1. Enforcement. Stone Ridge Condominium Association or any Owner shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and other charges imposed by the provisions of this Declaration of Restrictive Covenants and if it or he shall prevail, it or he shall be allowed reasonable attorney's fees by the Court. Failure to enforce any of said restrictions, conditions, covenants or reservations shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. If any provision of this Declaration of Restrictive Covenants or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications herein which can be given effect without the invalid provision or application.

Section 3. Amendment. The limitations, restrictions, and uses herein contained may be waived, abandoned or terminated, in whole or in part from time to time, as to any one or more of the Units by the written consent of the then Owners of not less than 66 2/3% of the Units, which written consent must be recorded in Natrona County, Wyoming to be effective. PROVIDED, HOWEVER, that the holder of any lien on the premises, including but not limited to government agencies, state agencies, or lending institutions, that have, either now or at any future time, money loaned on the security of the property hereinabove described, shall have the veto power over any such amendment while such mortgage or security interest is in effect.

IN WITNESS WHEREOF, we, being John C. Logan
Robert F. Pippen
Roger M. Sybrant

the Owners of the aforesaid land, have hereto set out hands this 11th day of April, 1979.
The foregoing instrument was acknowledged before me by

John C. Logan

and

Roger N. Sybrant

Robert E. Pippen

this 11th day of

April 1979

WITNESS my hand and official seal.

VERNA TIBBETS — Notary Public
County of Natrona
State of Wyoming
My Commission Expires July 1, 1979

My Commission Expires: 7/1/79
EXHIBIT "A"

PARCEL #1

Three tracts in the SE1/4SW1/4 of Section 14, Township 33 North, Range 80 West of the 6th P.M., Natrona County, Wyoming, being a portion of Paradise Valley Golf Course, Paradise Valley, Natrona County, Wyoming, more particularly described as follows:

TRACT A

Beginning at the Northwest corner of Lot 24, Block 1, of said Paradise Valley;
 thence N. 63 degrees 03' W., along the Southwesterly line of Magnolia, 136.30 feet to a point; thence S. 26 degrees 57' W., 200.0 feet to a point; thence S. 63 degrees 03' E., 136.30 feet to a point on the rear line of Lot 26, in said Block 1, Paradise Valley; thence N. 26 degrees 57' E., 200.0 feet along the rear line of Lots 26, 25 and 24, Block 1, to the point of beginning.

TRACT B

Beginning at the Southwesterly corner of the parcel described herein above, known as the Apartment Tract, said corner and point being located in the Westerly line of Lot 26, Block 1, Paradise Valley, and at S. 26 degrees 57' W., 200.00 feet from the Northwesterly corner of Lot 24 of said Block 1; thence from said Tract corner, S. 26 degrees 57' W., 12.00 feet along the Westerly line of said Lot 26 to a point therein and the southeasterly corner of the Parcel being described; thence N. 63 degrees 03' W., 133.80 feet to the southwesterly corner of said Parcel; thence N. 15 degrees 16' E., 12.25 feet to the Northwesterly corner of said Parcel and the Southwesterly corner of the previously described Apartment Tract; thence along the Southerly line of said Apartment Tract and the Northerly line of the Parcel being described, S. 63 degrees 03' E., 136.3 feet to the point of beginning.

TRACT C

Beginning at the southeasterly corner of the previously described Apartment Tract, said corner and point being located in the westerly line of Lot 26, Block 1, Paradise Valley, and at S. 26 degrees 57' W., 212.0 feet from the northwesterly corner of Lot 24 of said Block 1; thence from said Tract corner S. 26 degrees 57' W., 3.0 feet to a point; then N. 61 degrees 52' W., 134.26 feet to the southwest corner of a previously described tract; thence S. 63 degrees 03' E., along the southerly line of the previously described tract, 133.80 feet to the point of beginning.

PARCEL #2

A part of Lots 24, 25 and 26, Block 1, Paradise Valley, Natrona County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of said Lot 24, Block 1; thence S. 26 degrees 57' W., along the westerly line of said Block 1, 215.0 feet to a point; thence S. 63 degrees 03' E., 19.7 feet to a point; thence N. 26 degrees 57' E., on a line parallel to an 19.7 feet distant from the westerly line of said Block 1, 215.0 feet to a point on the northerly line of said Block 1; thence N. 63 degrees 03' W., along said northerly line of Block 1, 19.7 feet to the point of beginning.
LOT NO. 7

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOTS 24, 25, 26, BLOCK 1, PARADISE VALLEY, A SUBDIVISION OF PORTIONS OF SECTIONS 14 AND 23, TOWNSHIP 33 NORTH, RANGE 80 WEST, SIXTH P.M., NATRONA COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY; THENCE SOUTH 63°03'00" EAST 19.70 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA, A 50.00 FOOT WIDE STREET; THENCE SOUTH 26°57'00" WEST 215.00 FEET; THENCE NORTH 63°03'00" WEST 19.70 FEET; THENCE NORTH 41°42'13" WEST 134.09 FEET (NORTH 61°52' WEST 134.26 FEET PER WARRANTY DEED, BOOK 227, PAGE 151) TO A FOUND 5/8 INCH REBAR; THENCE NORTH 15°32'04" EAST 12.27 FEET (NORTH 15°16' EAST 12.25 FEET PER WARRANTY DEED, BOOK 213, PAGE 252) TO A FOUND 5/8 INCH REBAR; THENCE NORTH 27°00'14" EAST 199.85 FEET (NORTH 26°57' EAST 200.00 FEET PER WARRANTY DEED, BOOK 213, PAGE 252) TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 63°03'00" EAST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY; THENCE NORTH 63°03'00" WEST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA, A 50.00 FOOT WIDE STREET, TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 29°54'01" EAST 65.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 27°01'32" WEST 163.25 FEET; THENCE SOUTH 62°58'28" EAST 69.02 FEET; THENCE SOUTH 77°48'37" EAST 9.00 FEET; THENCE NORTH 27°01'28" EAST 10.60 FEET; THENCE NORTH 45°17'23" WEST 7.71 FEET; THENCE NORTH 27°06'47" EAST 24.10 FEET; THENCE SOUTH 78°42'08" EAST 7.59 FEET; THENCE NORTH 27°01'28" EAST 26.21 FEET; THENCE NORTH 49°12'13" WEST 7.63 FEET; THENCE NORTH 27°01'00" EAST 23.95 FEET; THENCE SOUTH 80°13'32" EAST 7.70 FEET; THENCE NORTH 27°01'28" EAST 25.91 FEET; THENCE NORTH 47°19'58" WEST 7.73 FEET; THENCE NORTH 27°16'10" EAST 24.00 FEET; THENCE SOUTH 80°29'15" EAST 7.70 FEET; THENCE NORTH 27°01'28" EAST 13.41 FEET; THENCE NORTH 62°58'28" WEST 77.72 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 21,223 SQ. FT. MORE OR LESS
STOTTS SURVEYING & LAND PLANNING

REGISTERED LAND SURVEYORS WYO #532 CALIF #4129

UNIT NO. 1

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOT 24, BLOCK 1, PARADISE VALLEY,
A SUBDIVISION OF PORTIONS OF SECTIONS 14 AND 23, TOWNSHIP 33 NORTH, RANGE 60
WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY;
THENCE NORTH 63°03'00" WEST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF
MAGNOLIA, A 50.00 FOOT WIDE STREET, TO A FOUND 5/8 INCH REBAR; THENCE SOUTH
27°00'45" WEST 52.29 FEET (SOUTH 26°57' WEST PER WARRANTY DEED, BOOK 213,
PAGE 252); THENCE SOUTH 62°58'28" EAST 75.04 FEET; THENCE SOUTH 62°31'00"
EAST 81.02 FEET; THENCE NORTH 26°57'00" EAST 53.15; THENCE NORTH 63°03'00"
WEST 19.70 FEET TO THE POINT OF BEGINNING.
ALSO INCLUDING AN EASEMENT OVER EASEMENT UNIT NO. 7 PER ATTACHED EXHIBIT "A".
ALL PER ATTACHED PLAT.

CONTAINING 6201 SQ. FT. MORE OR LESS

528 SO. LINCOLN AVE. (307) 265-8558 CASPER, WYO. 82601
UNIT NO. 2

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOT 24, BLOCK 1, PARADISE VALLEY, A SUBDIVISION OF PORTIONS OF SECTIONS 14 AND 23, TOWNSHIP 33 NORTH, RANGE 80 WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY; THENCE NORTH 63°03'00" WEST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA, A 50.00 FOOT WIDE STREET, TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 27°00'45" WEST 52.29 FEET (SOUTH 26°57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252) TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°00'45" WEST 27.26 FEET (SOUTH 26°57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252); THENCE SOUTH 62°58'28" EAST 75.03 FEET; THENCE SOUTH 63°06'54" EAST 81.06 FEET; THENCE NORTH 26°57'00" EAST 26.41 FEET; THENCE NORTH 62°31'00" WEST 81.02 FEET; THENCE NORTH 62°58'28" WEST 75.04 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING AN EASEMENT OVER EASEMENT UNIT NO. 7 PER ATTACHED EXHIBIT "A".

ALL PER ATTACHED PLAT.

CONTAINING 4220 SQ. FT. MORE OR LESS
UNIT NO. 3

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOTS 24 AND 25, BLOCK 1, PARADISE
VALLEY, A SUBDIVISION OF PORTIONS OF SECTIONS 14 AND 27, TOWNSHIP 33 NORTH,
RANGE 80 WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY;
THENCE NORTH 63°03'00" WEST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA,
A 50.00 FOOT WIDE STREET, TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 27°00'45" WEST
79.55 FEET (SOUTH 26°57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252) TO THE TRUE
POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°00'45" WEST 27.05 FEET (SOUTH
26°57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252); THENCE SOUTH 62°58'28" EAST
75.02 FEET; THENCE SOUTH 62°34'28" EAST 81.10 FEET; THENCE NORTH 26°57'00" EAST
27.82 FEET; THENCE NORTH 63°06'54" WEST 81.06 FEET; THENCE NORTH 62°58'28" WEST
75.03 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING AN EASEMENT OVER EASEMENT UNIT NO. 7 PER ATTACHED EXHIBIT "A".
ALL PER ATTACHED PLAT.

CONTAINING 4254 SQ. FT. MORE OR LESS
STOTTS SURVEYING & LAND PLANNING
REGISTERED LAND SURVEYORS WYO #592 CALIF #4129

UNIT NO. 4

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOT 25, BLOCK 1, PARADISE VALLEY,
A SUBDIVISION OF PORTIONS OF SECTIONS 14 AND 23, TOWNSHIP 33 NORTH, RANGE 80 WEST,
SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY;
THEN NORTHEAST 63°03'00" WEST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA,
A 50.00 FOOT WIDE STREET, TO A ROUND 5/8 INCH REBAR; THEN SOUTHWEST 27°00'45" WEST
106.60 FEET (SOUTH 26°57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252) TO THE TRUE
POINT OF BEGINNING; THEN CONTINUING SOUTH 27°00'45" WEST 27.08 FEET (SOUTH 26°
57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252); THEN SOUTH 62°58'28" EAST
75.02 FEET; THEN SOUTH 62°47'31" EAST 81.13 FEET; THEN NORTH 26°57'00" EAST
26.77 FEET; THEN NORTH 62°34'28" WEST 81.10 FEET; THEN NORTH 62°58'28" WEST
75.02 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING AN EASEMENT OVER EASEMENT UNIT NO. 7 PER ATTACHED EXHIBIT "A".
ALL PER ATTACHED PLAT.

CONTAINING 4216 SQ. FT. MORE OR LESS
STOTTS SURVEYING & LAND PLANNING

REGISTERED LAND SURVEYORS WYO #592 CALIF #4129

UNIT NO. 5

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOT 25, BLOCK 1, PARADISE VALLEY,
A SUBDIVISION OF PORTIONS OF SECTIONS 14 AND 23, TOWNSHIP 33 NORTH, RANGE 80
WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY;
THENCE NORTH 63°03'00" WEST 136.30 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA,
A 50.00 FOOT WIDE STREET, TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 27°00'45" WEST
133.68 FEET (SOUTH 26°57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252) TO THE TRUE
POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°00'45" WEST 27.05 FEET (SOUTH 26°
57' WEST PER WARRANTY DEED, BOOK 213, PAGE 252); THENCE SOUTH 62°58'28" EAST
75.01 FEET; THENCE SOUTH 62°13'56" EAST 11.98 FEET; THENCE SOUTH 62°53'13" EAST
69.19 FEET; THENCE NORTH 26°57'00" EAST 27.05 FEET; THENCE NORTH 62°47'31" WEST
81.13 FEET; THENCE NORTH 62°58'28" WEST 75.02 FEET TO THE TRUE POINT OF BEGINNING.
ALSO INCLUDING AN EASEMENT OVER EASEMENT UNIT NO. 7 PER ATTACHED EXHIBIT "A".
ALL PER ATTACHED PLAT.

CONTAINING 4229 SQ. FT. MORE OR LESS

528 SO. LINCOLN AVE. (307) 265-8568 CASPER, WYO. 82601

260236
STOTTS SURVEYING & LAND PLANNING

REGISTERED LAND SURVEYS WYO #592 CALIF #4129

UNIT NO. 6

A PORTION OF PARADISE VALLEY GOLF COURSE AND LOTS 23 AND 26, BLOCK 1, PARADISE VALLEY, A SUBDIVISION OF PORTIONS OF SECTIONS 16 AND 23, TOWNSHIP 33 NORTH, RANGE 80 WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1 OF SAID PARADISE VALLEY;
THENCE SOUTH 63°03'00" EAST 19.70 FEET ALONG THE SOUTHWESTERLY LINE OF MAGNOLIA, A 50.00 FOOT WIDE STREET; THENCE SOUTH 26°57'00" WEST 161.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°57'00" WEST 53.80 FEET; THENCE NORTH 63°03'00" WEST 19.70 FEET; THENCE NORTH 61°42'43" WEST 134.09 FEET (NORTH 61°52' WEST 134.26 FEET PER WARRANTY DEED, BOOK 227, PAGE 151) TO A FOUND 5/8 INCH REBAR; THENCE NORTH 15°20'40" EAST 12.27 FEET (NORTH 15°16' EAST 12.25 FEET PER WARRANTY DEED, BOOK 213, PAGE 252) TO A FOUND 5/8 INCH REBAR; THENCE NORTH 27°00'45" EAST 39.12 FEET (NORTH 26°57' EAST PER WARRANTY DEED, BOOK 213, PAGE 252); THENCE SOUTH 62°58'28" EAST 75.01 FEET; THENCE SOUTH 62°13'56" EAST 11.98 FEET; THENCE SOUTH 62°53'13" EAST 69.19 FEET TO THE TRUE POINT OF BEGINNING.
ALSO INCLUDING AN EASEMENT OVER EASEMENT UNIT NO. 7 PER ATTACHED EXHIBIT "A".
ALL PER ATTACHED PLAT.

CONTAINING 8213 SQ. FT. MORE OR LESS

260236

528 SO. LINCOLN AVE. (307) 265-8568 CASPER, WYO. 82601

RECORDED 11/12/69 12:190CLOCK pm
PROTECTIVE COVENANTS

Conditions, covenants, restrictions and easements affecting property of the Paradise Valley Development Company, a special partnership:

This declaration made this 3rd day of September 1958, by the Paradise Valley Development Company, a special partnership, hereinafter called the declarant:

Whereas, declarant is the owner of the real property described in Clause I of this declaration, and is desirous of conveying the real property described in said Clause I to the restrictions, covenants, restrictions, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

Now, therefore, Paradise Valley Development Company, a special partnership, hereby declares that the real property described in and referred to in Clause I hereof is, and shall be, held transferred, sold and conveyed subject to the conditions, restrictions, covenants reservations, easements, liens and charges hereinafter set forth.

DEFINITION OF TERMS

Building Site shall mean any lot, or portion thereof, or any plot containing two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

Company shall mean the Paradise Valley Development Company, a special partnership.

CLAUSE I

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is an shall be held and conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and subdivisions of this declaration is located in the County of Natrona, State of Wyoming, and is more particularly described as follows, to wit:

Block 1 - Lots 1 through 77
Block 2 - Lots 1 through 23
Block 3 - Lots 1 through 39
Block 4 - Lots 1 through 36
Block 5 - Lots 1 through 16
Block 6 - Lots 1 through 30
Block 7 - Lots 1 through 29
Block 8 - Lots 1 through 17
Block 9 - Lots 1 through 10
Block 10 - Lots 1 through 9
No property other than described above shall be deemed subject to this declaration, unless and until specifically made subject hereunto.

The declarant may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereunto.

GENERAL PURPOSES OF CONDITIONS

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the 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, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites, to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All building sites in the tracts shall be known and described as residential building sites. No structures shall be erected, altered, placed or permitted to remain on any building site other than one detached single-family dwelling not to exceed two stories in height, and other out building incidental to residential use of the premises.

B. No dwelling shall be erected, placed or altered on any premises in said development 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 development and as to location of the building with respect to topography and finished grade and elevation by an architectural committee composed of H. J. Clare, Jr., N. H. Currence, and R. W. Odell or by a representative designated by a majority of the members of said committee. In the event the committee fails to approve or disapprove such design and location within thirty 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. The members of said Architectural Committee shall not be entitled to any compensation for services performed pursuant to this covenant.

C. No building shall be located on any building site nearer to the front lot line, rear lot lines, and/or street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any building site nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. In the event a house is turned on a corner lot to face the side street, the set back line at the front of the lot shall be 5 feet greater than the set back of the adjoining house and the set back line on the side street shall be 25 feet. No building shall be located nearer than 5 feet to an adjacent building site, except that no side yard
shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building set back line. No dwelling shall be located on any interior site nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to enroach upon another building site.

D. No residential structure shall be erected or placed on any building site, which has an area of less than 5,000 square feet or a width of less than 60 feet at the front building set back line for interior lots, and less than 60 feet for corner lots.

E. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, basement, tent, shack, garage, barn or other outbuildings other than guest houses and servants quarters erected on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of temporary character be used for human habitations.

G. An easement is hereby reserved for the Pacific Power and Light Company and the Mountain States Telephone and Telegraph Company for poles, anchors and guy wires and cable adjacent to any lot line, and Northern Utilities Company for installation and maintenance of natural gas lines over the rear 10 feet of each building site where no alley is provided in Paradise Valley, Natrona County, Wyoming.

H. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

I. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building set back line established herein. Rear yard fencing on all lots in Block 1 is limited to 4' in height and the type of fencing must be approved by the Architectural Committee.

J. Oil drilling, oil well operations, refineries, mining operations of any kind, or quarrying shall not be permitted upon or in any of the building sites in the tract described herein, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the building sites covered by these covenants.

K. No main residential structure shall be permitted on any building site covered by these covenants, the habitable floor area of which, exclusive of basements, porches, second floors and garages, is less than the square footage applicable to the lot involved as set forth in the following schedule:

<table>
<thead>
<tr>
<th>Block</th>
<th>Lots 1 through 77</th>
<th>SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 1</td>
<td>Lots 1 through 8</td>
<td>1100</td>
</tr>
<tr>
<td></td>
<td>Lots 9 through 16</td>
<td>900</td>
</tr>
<tr>
<td></td>
<td>Lots 17 through 20</td>
<td>1000</td>
</tr>
<tr>
<td></td>
<td>Lots 21 through 23</td>
<td>1100</td>
</tr>
<tr>
<td>Block 2</td>
<td>Lots 1 through 4</td>
<td>900</td>
</tr>
<tr>
<td></td>
<td>Lots 5 through 7</td>
<td>1000</td>
</tr>
<tr>
<td></td>
<td>Lots 8 through 20</td>
<td>1100</td>
</tr>
<tr>
<td></td>
<td>Lots 21 through 32</td>
<td>1000</td>
</tr>
<tr>
<td></td>
<td>Lots 33 through 36</td>
<td>950</td>
</tr>
<tr>
<td></td>
<td>Lots 37 through 39</td>
<td>900</td>
</tr>
<tr>
<td>Block 3</td>
<td>Lots 1 through 17</td>
<td>1100</td>
</tr>
<tr>
<td></td>
<td>Lots 18 through 35</td>
<td>950</td>
</tr>
<tr>
<td>Block 4</td>
<td>Lots 1 through 3</td>
<td>1000</td>
</tr>
<tr>
<td></td>
<td>Lots 4 through 9</td>
<td>950</td>
</tr>
</tbody>
</table>
Block 6  Lots 1 through 14  900
Lot 15 through 30  900

Block 7  Lots 1 through 3  900
Lot 4 through 16  900
Lot 17 through 21  900

Block 8  Lots 1 through 47  900
Lot 1 through 10  900

Block 9  Lots 1 through 5  900

Block 10  Lots 1 through 16  900

L. No antenna or aerial used for television, radio or any other purpose shall be more than three feet in height unless approved by the architectural committee in writing.

No individual sewage-disposal system, cesspool or septic tank, shall be permitted on any building site.

M. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Wyoming State Board of Health. Approval of such system to be installed shall be obtained from the Architectural Committee.

N. All construction shall be new and no building or buildings may be moved from another location to any site within this subdivision.

O. Each dwelling built in this subdivision shall be equipped with a garbage disposal and shall have an underground garbage removal container installed in the front yard.

P. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1988, at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of a majority of the then owners of the building sites covered by these covenants 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 tract, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, any either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

PARADISE VALLEY DEVELOPMENT COMPANY
A Special Partnership

(CORPORATE SEAL) By WESTWOOD LAND CO., INC.

ATTEST: a Wyoming Corporation,
A. L. McCann a General Partner

Secretary By H. J. Clare, Jr.

STATE OF WYOMING 
COUNTY OF NA (RONA)
ADDENDUM TO BUILDING RESTRICTIONS, PARADISE VALLEY,
A SUBDIVISION OF A PORTION OF NATRONA COUNTY, WYOMING.

The undersigned hereby certify that they are the owners of certain lots and blocks in those subdivisions of a portion of Natrona County, Wyoming, all of said subdivisions known as Paradise Valley and being more particularly described in the following plats, to wit: Flat of Paradise Valley, a subdivision of a portion of the SE\(\frac{1}{4}\) of Section 14, Township 33 North, Range 30 West, 6th P.M., Natrona County, Wyoming, dated November 19, 1958, recorded December 11, 1958 in Book 173 of Deeds, page 507; Flat of Paradise Valley, a subdivision of a portion of Section 23, Township 33 North, Range 30 West, 6th P.M., Natrona County, Wyoming, dated June 2, 1959, recorded June 8, 1959, in Book 176 of Deeds, page 225; Amended plat of Paradise Valley, a subdivision of a portion of the NE\(\frac{1}{4}\) and SW\(\frac{1}{4}\) of Section 14, and SE\(\frac{1}{4}\) and NE\(\frac{1}{4}\) of Section 23, Township 33 North, Range 30 West, 6th P.M., Natrona County, Wyoming, dated March 10, 1959, recorded March 10, 1959, in Book 174 of Deeds, page 631.

That with respect to those lots and blocks still owned and possessed by the undersigned in the said subdivision known as Paradise Valley, the undersigned do hereby desire to have and do hereby declare to be thereon, surface easements which easements are more particularly described in the aforesaid mentioned plats and said easements are in addition to all other easements across the rear 10 feet of each building site as set forth in the protective covenants and building restrictions heretofore filed relative to said subdivisions.

The easements herein set forth shall be binding upon all parties signatory hereto and all parties claiming under them.
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 20th day of January, 1960.

PARADISE VALLEY DEVELOPMENT COMPANY,
a Special Partnership

By WESTWOOD LAND CO., INC.,
a Wyoming corporation,
a General Partner

By: H. J. CLARE, JR.
President

STATE OF WYOMING
COUNTY OF NATRONA

On this 20th day of January, 1960, before me personally appeared H. J. CLARE, JR., to me personally known, who, being by me duly sworn, did say that he is the President of WESTWOOD LAND CO., INC., a Wyoming corporation, which corporation is a General Partner in PARADISE VALLEY DEVELOPMENT COMPANY, a Special Partnership, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and H. J. Clare, Jr., acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 20th day of January, 1960.

Notary Public

My Commission expires: June 15, 1962