KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS the undersigned RBK Partnership, is the owner of all that certain real property situate in Natrona County, State of Wyoming, known and described as, and embraced within,

SUNRISE HILLS #4

BLOCKS 22, 23

BETTER KNOWN AS "DEER RUN"

as shown on the plat and dedication thereof duly recorded in the office of the County Clerk and ex-Officio Recorder of Deeds in and for Natrona County, State of Wyoming, in Book of Deeds on page ______ and

WHEREAS, in order to insure the use and development of said property for exclusive residential purposes only, to prevent the impairment of the attractiveness of said property for such purposes, and to maintain property values therein, the undersigned desires, hereby, to make and impose upon said real property the restriction and limitations hereinafter set forth.

NOW THEREFORE, for and in consideration of the premises, the undersigned RBK PARTNERSHIP, does hereby and by these presents make, publish, declare and impose upon all of the real property situate and included within the aforementioned Deer Run Addition Sunrise #4 Blocks 22, 23, Natrona County, State of Wyoming, the following restrictions and limitations governing the use and development of all lots within the Addition, and does hereby specify and declare said restrictions and limitations shall be and constitute covenants running with all of the land in the Addition and shall be binding upon the undersigned and all person claiming under it, and shall be for the benefit of, as well as limiting and restricting, all future owners of lots within the Addition, to wit:

1. All lots in the Addition shall be used exclusively for residential purposes; no building or structure shall be erected,
placed, or be permitted to remain on any lot therein other than one private, single-family dwelling, specifically designed for the use and occupancy of one family, together with an attached garage.

2. No manufacturing, commercial, business or other enterprise, whether or not conducted for profit, shall be operated, maintained, or conducted on any lot in the Addition or in any structure erected or added therein, nor shall any structure therein or any part thereof, be used as a boarding or rooming house, nor shall any extractive operation for mineral or oil and gas development of any kind be conducted or permitted in the Addition, nor shall any signs, billboards or advertising devices (except suitable signs used to facilitate the sale thereof) be erected, placed or be permitted to remain on any lot within said Addition.

3. No trailer, camper, basement, garage, outbuilding, or any other structure of a temporary or mobile nature, shall be used in the Addition as a place of residence or habitation, either temporarily or permanently, and, except as the same may be customarily employed by contractors for and during the construction of improvement thereon, no house trailer, camper-trailer, tent, shack or any other structure of a temporary or insubstantial nature shall be erected, placed or be permitted to remain on any lot in the Addition except that a camper-trailer, mobile home, or boat or snowmobile trailer may be stored on the rear portion of any lot, if it is fenced or otherwise provided shelter.

4. With respect to the improvements to be erected and situate in the Addition the following, together with all other provisions thereof, shall govern:

(1) All structures to be erected will first be approved (by use of Plans) by the Architectural Committee. Said committee to be appointed by the undersigned. The Architectural Committee hereby reserves the right to refuse the construction of what it (the committee) considers to be a house plan that will be detrimental to the subdivision.
(2) No structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

(3) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot in the Addition except dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

(4) No vehicle of a size larger than the now standard American manufactured motor car or pickup truck, and no vehicle the primary use of design of which is for the transportation of passengers for hire and no vehicles intended to be used primarily for sport, commerce or industry, such as truck, camper, house trailers, buses, boats and boat trailers, snowmobiles and snowmobile trailers, tractor and trailers shall be parked on the streets or any of the front portions, driveways or other ways of access in the Addition of any lot or lots for a continuous period of more than 48 hours. The foregoing enumeration of certain specific vehicle types is not intended to be exclusive, but only illustrative.

(5) No obnoxious or offensive activity, commercial or otherwise, shall be conducted in the Addition, nor shall anything be done which may be or become an annoyance or nuisance to those owning property in the Addition.

5. Easements for installation and maintenance of utilities are reserved and are shown on the recorded plat of the Addition.

6. The construction of improvements in the Addition shall be completed no later than one year from and after the date upon which such construction was commenced; all lots in the Addition shall be
required to plant 4 trees size 6' to 10' within one year after construction has been completed.

7. The exterior of each home shall also be approved by the Architectural Committee. Generally only stains of natural earth color and masonry of like colors shall be approved by the committee. No paint will be allowed on the exterior of any building in the subdivision, except to finish small areas or building materials not normally stained, i.e., gutters, metal trim, etc. The owner or builder will submit plans and specifications to the committee which are adequate to establish the type, quality and appearance of the building exterior. In general, the committee will encourage the buildings to blend with the site and terrain.

Materials and colors shall blend with or complement the natural site colors. The locations of structures on the sites and the height shall be designed to reduce the buildings prominence and to blend with the site as much as possible. It is the intent of the Architectural Committee to offer a subdivision that is of unusually high standards and therefore all materials used in the home construction shall be of high quality and maximum appearance.

Normal tract housing design will not be acceptable in the subdivision and therefore it is the suggestion of the Architectural Committee that all builders submit plans and specs prior to obtaining any building permits. All plans and specs should be submitted to Mr. Tom Bechtel, Chairman of the Architectural Committee. Fences in front yards shall be no higher than 4' and 75% open. Any damage done to sidewalks during construction and thereafter will be the responsibility of the owner or builder to replace.

8. The covenants herein contained shall be and remain in full force and effect for a period of twenty (20) years from and after the date hereof, and shall remain in force and effect thereafter for successive ten (10) year periods unless by agreement of the majority of the then owners of lots or tracts in said Addition, the
term and provisions hereof are changed, modified or abrogated in whole or in part at the end of the first twenty (20) year period or at the end of any succeeding ten (10) year period.

9. In the event of the violation or the attempt to violate any of the covenants herein contained, it shall be lawful for the undersigned RBK PARTNERSHIP, or any person hereafter owning any lot in the Addition, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate the same and therein to recover damages for such violation or attempt or at its or their option, to obtain injunctive relief, either mandatory or prohibitive, to prevent such isolation or to re-establish prior existing and unobjectionable conditions.

10. The covenants herein contained shall be binding upon the undersigned RBK PARTNERSHIP, and upon all its successors and assigns, as to any and all of the lots in the Addition contained, and are imposed upon the Addition as an obligation and charge against all the land and lots therein situate, for the benefit of the undersigned Partnership, its successors and assigns, and as a general plan for the benefit of the Addition and those persons and parties who shall hereafter succeed to or otherwise acquire title to or interest in any part thereof.

11. These covenants only pertain to Block 22 Sunrise #4

Addition, Natrona County, Wyoming, better known as "Deer Run". Block 23 is exempt from these covenants. Covenants governing Block 23 will be instituted at a later date.

IN WITNESS WHEREOF RBK PARTNERSHIP, has executed this instrument at Casper, Wyoming on the 27th day of September 1978.

By

[Signatures]

By Ronald A. Reed
Partner

[Signature]

By Robert J. Keefe
Partner

[Signature]

By Thomas J. Bechtel
Secretary
STATE OF WYOMING  
COUNTY OF NATRONA  

The foregoing instrument was acknowledged before me this 29th day of September, 1978.

Witness my hand and official seal.

[Signature]

My commission expires:

[Date]
NOTICE OF AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

NOTICE is hereby provided that on the 11th day of November, 1988 the Declaration of Covenants and Restrictions of the Sunrise Hills, Subdivision No. 4 in the City of Casper, Natrona County, Wyoming were amended by the majority approval of all property owners in the Sunrise Hills, Subdivision No. 4. In conformity with paragraph 16 of the original Declaration of Covenants and Restrictions, attached hereto and incorporated herein by this reference, are the signatures of forty-nine (49) holders of property in the Sunrise Hills, Subdivision No. 4, consenting to amendment of the now existing Declaration of Covenants and Restrictions in the Sunrise Hills, Subdivision No. 4, to permit the provision of home day care within the subdivision.

DONE this 11th day of November, 1988.

Robert A. Monteith, P.C.
Attorney for Robert D. Tomerlin
Property Owner

STATE OF WYOMING 
COUNTY OF NATRONA

SUBSCRIBED AND SWORN to before me by Robert A. Monteith this 11th day of November, 1988.

Notary Public
Knowing that quality daycare is hard to find, we the undersigned homeowners of the Sunrise 6 Subdivision, feel that the covenants and restrictions for the subdivision should be amended to allow home daycare providers to operate in the Sunrise 6 area.

Carol J. Taylor
4350 S. Davis

Sue E. Halls
750 S. 45th Ave

Linda Nolte
200 W. 45 1/4

Carol McChesney
831 W. 45th Ave

Judy McChesney
831 W. 45th Ave

John M. Usula
4451 S. Ash

Dawn Miley
4441 S. Ash

Th. Gail
4431 S. Ash

Bob Brown
4430 S. Ash

Gale Lee
4420 S. Ash

Shelley Knutson
4411 S. Ash

Sue Gold
4401 S. Ash

Jerry Anderson
4351 S. Ash

Joy Close
4350 S. Ash

Lee Lumsden
4341 S. Ash

Mary Riggio
4321 S. Ash

Bill Boll
4340 S. Center

Judith Turner
4311 S. Conde

Donna Halsey
4300 S. Center

Larry Brookins
4291 S. Center

Mimi White
4290 S. Center

E. C. Nierh
4240 S. Center

P. D. Kingley
4231 S. Center

4532AP