

J84-587

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA

I, E.C. Lambert of Casper, Wyoming do hereby certify that this Plat was prepared from actual surveys made by me during the period, November, 1975 to March, 1976 and from the official and Recorded Plans of adjacent Subdivisions as set forth in this Plat. Major particular control points have been accurately surveyed and monumented; all lot and block corners shall be set upon the request of the owners in accordance with the requirements of the City of Casper and proper survey practice. All measurements are expressed in feet and decimals thereof and all angles referred to the true meridian. This Plat is true and correct to the best of my knowledge and belief.

Witness my hand and seal of office this 21st day of JANUARY, 1977.
E.C. Lambert
Professional Engineer & Land Surveyor

APPROVED: Community Planning Commission of Casper, Wyoming, this 21st day of JANUARY, 1977 and forwarded to the City Council of Casper, Wyoming with recommendation that it be approved.
[Signatures]

APPROVED: City Council of the City of Casper, Wyoming, by Ordinance No. 30-77, duly passed, adopted and approved on the 22nd day of JANUARY, 1977.
[Signatures]

APPROVED: Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 27th day of JANUARY, 1977.
[Signatures]

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 15th day of JANUARY, 1977.
By Town of Casper
January 2, 1977

From the statement, a 10' wide utility easement is reserved, adjacent to and continuous with both sides of each and every street, except as otherwise noted.
Typical easement, bear left line, except as otherwise noted.

CERTIFICATE OF DEDICATION

S.P.P. a Limited Partnership, hereby certifies that it is the owner and proprietor of the foregoing Subdivision, located in and being a portion of the 20th, Section 21, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by name and block as follows: to wit:

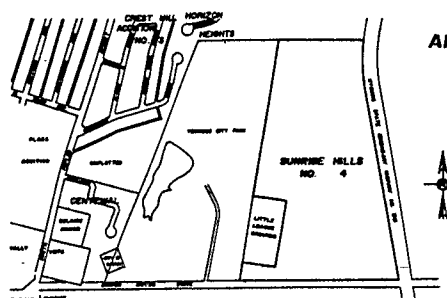
Beginning at the southeast corner of the Parcel being described, said Point and corner being located in the southerly line of "YEDNESS PARK, City of Casper," and the northerly right of Way line of 80 feet wide "Casper Center Drive" of R. 0°34'48"E, 723.00 feet from the southeast corner of said 20th, Section 21;

Thence from said Point of Beginning and along the southerly line of said Park and the southerly line of the Parcel and Subdivision being described N. 0°34'48"E, 262.00 feet to a point therein, thence southerly and easterly along the southerly line of said "YEDNESS PARK," thence along the southerly line of said Park and the southerly line of the Subdivision being described, N. 0°34'48"E, 107.52 feet to the northeast corner of said Township Park and the northeast corner of said Subdivision and also a point in the southerly line of said Subdivision is 80°21'33"E, 143.00 feet to the northeast corner of said Subdivision and a point in the curved southerly line of 80 feet wide Wyoming State Boundary Highway No. 201, thence along the southerly line of said Highway, the southerly line of said Subdivision and the arc of a true curve to the left, having a radius of 2894.90 feet and through a central angle of 87°58'00", southerly 289.25 feet to a point of tangency; thence bearing along the line common to said Highway and Subdivision S. 0°34'48"E, 262.00 feet to a point of survey; thence along the arc of a true curve to the right having a radius of 2700.00 feet and through a central angle of 87°58'00", southerly 400.00 feet to a point in the southerly line of the 80 feet wide "Casper Center Drive," which point marks the southeast corner of said Subdivision, thence along the southerly line of said 80 feet wide "Casper Center Drive" and the southerly line of said Subdivision and parallel to the southerly line of said 20th, Section 21, at a southerly 80.00 feet northerly and perpendicular therefrom, S. 89°05'24"W, 100.00 feet to the southeast corner of said Subdivision and the Point of Beginning and containing 70.8262 acres, more or less.

The Subdivision of the foregoing described land, as shown on this Plat is with its true amount and in accordance with the desires of the undersigned owners and proprietors; the name of said Subdivision shall be "SUNRISE HILLS NO. 4" an Addition to the City of Casper, Wyoming and all Streets, Drives and Public Ways as set forth herein are hereby dedicated to the use of the Public.

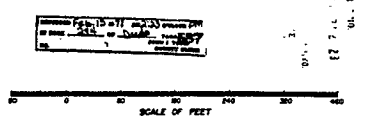
Dated at Casper, Wyoming this 14th day of NOVEMBER, 1977.
BY: S.P.P. A LIMITED PARTNERSHIP
General Partner: Jack W. Polunsky
General Partner: Julie L. Polunsky
SPECIAL AGENT: Wyoming Department of Transportation
Secretary: [Signature]

STATE OF WYOMING
COUNTY OF NATRONA
I, James H. Grayson, County Clerk, do hereby certify that the foregoing was acknowledged before me by Jack W. Polunsky and Julie L. Polunsky this 14th day of NOVEMBER, 1977.
Official Seal
By my hand and seal this 14th day of NOVEMBER, 1977.
James H. Grayson
County Clerk

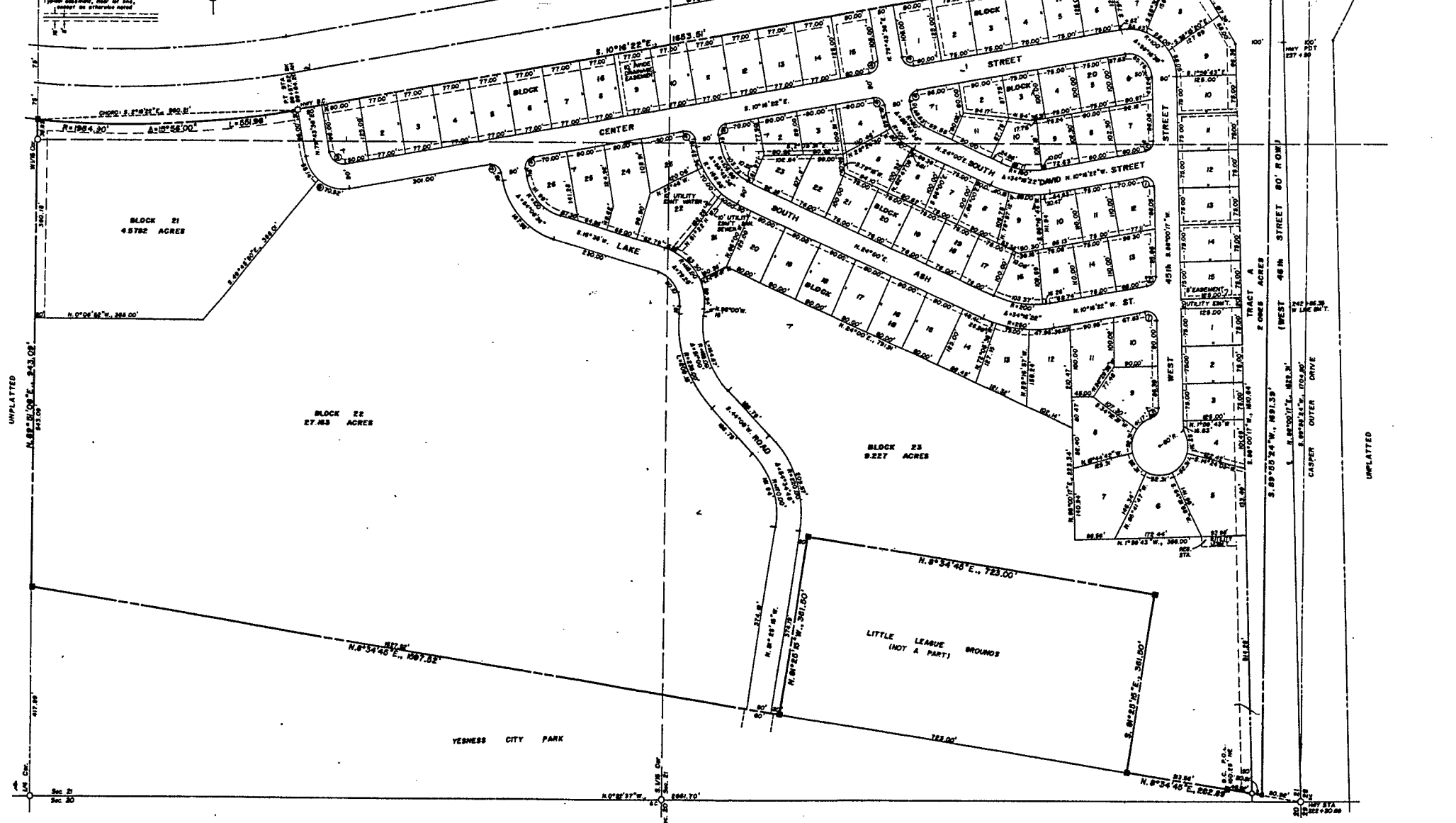


BLOCK CORNER DETAILS table with columns: ARC NO., ANGLE, RADIUS, LENGTH, TANGENT.

"SUNRISE HILLS NO. 4" AN ADDITION TO THE CITY OF CASPER



LEGEND
Block Corner
W.L.C. Block Corner
Original corner
Level corner
S.P.P. A.L. Corner
Subdivision Boundary
Easement
Plot Area: 70.8262 Acres



Recorded Feb. 21, 1978 at 4:22 O'Clock PM
In Book 69 of Misc., Page 526
No. 229447

John J. Tobin
County Clerk

DECLARATION OF COVENANTS AND RESTRICTIONS
For
Residential Sites within Blocks 16 through 20, inclusive
of
Sunrise Hills, Subdivision No. 4 in the
City of Casper, Natrona County, Wyoming
(Single Family)

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).

KNOW ALL MEN BY THESE PRESENTS:

BKP, a Wyoming limited partnership, having its principal place of business at Casper, Wyoming, being the owner of Sunrise Hills Subdivision No. 4, a subdivision in the City of Casper, Natrona County, Wyoming, the plat thereof being filed in the office of the County Clerk of Natrona County on the 15th day of February, 1978, has established a general plan for the improvements and development of such premises, and does hereby establish the covenants, conditions, reservations and restrictions upon which, and subject to which, all Lots and portions thereof within Blocks 16 through 20, inclusive, shall be improved or sold and conveyed by it, as owner thereof. Each and every one of these covenants, conditions, reservations and restrictions is, and all are, for the benefit of each owner of land within said Blocks or any interest therein, and shall inure to, and pass with, each and every parcel within said Blocks and shall apply to and bind all subsequent owners thereof, except as otherwise provided herein. These covenants, conditions, reservations and restrictions are, and each thereof is, imposed upon such Lots, all of which are to be construed as covenants running with the title to such Lots, and with each and every parcel thereof and within said Blocks, to-wit:

1. Such Lots, and each and every one thereof, except as otherwise provided herein, are for single-family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached, single-family dwelling, not to exceed two stories in height, together with a private garage for not more than three motor vehicles. This provision shall not prevent the combination of two or more adjoining Lots for one such dwelling.

2. No building shall be erected, placed or altered on any building Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any building Lot nearer to any street than the minimum building set back line unless similarly approved. The Architectural Control Committee is composed of Zellie Berenbaum, Jack H. Perlmutter and J. E. Vlastos, 300 North Ash Street,



Casper, Wyoming. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owner of a majority of the Lots shall have the power through a duly recorded instrument to change the membership of the Committee or to withdraw from the Committee or to restore to it any of its powers and duties. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. The Committee shall not be responsible in any manner whatsoever for any defect in any plans or specifications submitted, or as revised, or for any work done pursuant to any requested changes to said plans and specifications.

3. The ground floor area of the main structure of any residential building, exclusive of one-story open porches and garages, shall be not less than nine hundred (900) square feet for a one-story building; provided, however that in the erection of a two-story residence, the ground floor area shall be not less than six hundred fifty (650) square feet, and in the erection of tri-level, garden-level and split entry residences, the minimum applied to the two upper levels or the main floor or the first floor, whichever is applicable, shall be not less than 650 square feet, with a minimum square footage of overall finished living space, as hereinabove set forth.

4. No business uses or activities of any kind shall be permitted or conducted on any Lot, Lots, or portions thereof, except as otherwise provided herein.

5. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising of property for sale or rent, or signs used by builders to advertise the property during the construction and sales period.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used on any Lot at any time as a residence either temporary or permanently.

7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

8. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other refuse. Garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of each material shall be kept in a clean sanitary condition.

9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot nor shall oil wells, tanks, tunnels, minerals excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

10. No plants, walls, heads of shrub planting which obstruct site lines at elevation between two and six feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and the line connecting them at points twenty-five (25) feet from the intersection of the street property lines extended. The same site line limitations shall apply on any Lot within ten (10) feet of the intersections of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at such level to prevent an obstruction of such site line.

11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear eight (8) feet of each Lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. 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.

12. No noxious or offensive activity shall be carried on on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

13. In the event that a structure is destroyed, wholly or partially by fire or any other casualty, said structure shall be properly rebuilt or repaired to conform to this Declaraiton, or all the remaining structure, including the foundations and all debris shall be removed from the Lot.

14. No building shall be located on any plot nearer to the front building plot line or nearer to any side building plot line than the minimum building setback line required for each by the City of Casper Zoning Ordiance or nearer than fifteen (15) feet to any side street line. In any event, no building shall be located on any building plot nearer than twenty-five (25) feet to the front Lot line or nearer than five (5) feet to an interior building plot line. No building except a detached garage shall be located on an interior Lot closer than twenty-five (25) feet to the rear property line. For the purpose of these covenants, steps and open porches shall not be considered as a part of a building provided, however, that this shall not be construed to permit any portion of a building on a building plot to encroach upon another building plot.

15. No dwelling shall be erected or placed on any building plot having a width of less than seventy (70) feet at the minimum building setback line nor shall any dwelling be erected or placed on any building plot having an area of less than 7,500 square feet.

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).

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



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16. These covenants are to run with the land and are to be binding on all persons and parties claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a majority of the owners of the Lots has been recorded agreeing to change the covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrict violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Signed this 17th day of February, 1978.

BKP a Limited Partnership

By: Jack H. Perlmutter
General Partner

BEKAP, INC.

By: Zelie Berenbaum
President

Jack H. Perlmutter
Assistant Secretary

STATE OF ~~XXØMXXØX~~)
COLORADO) SS
COUNTY OF ~~XXXRØXX~~)
-Denver

The above and foregoing instrument was acknowledged before me this 17th day of February, 1978 by Jack H. Perlmutter, general partner of BKP, a limited partnership.

Christine Maron
Notary Public

My Commission Expires: November 8, 1979

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

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 17th day of February, 1978, by Zeile Berenbaum, president of Bekap, Inc, and general partner of BKP, a limited partnership.

Christine Maron
Notary Public

My Commission Expires:

November 8, 1979



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BEKAP, INC.

BY: ZELIE BERENBAUM
President

JACK H. PERLMUTTER
Assistant Secretary

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

The above and foregoing instrument was acknowledged before me this 9th day of August, 1979, by Jack H. Perlmutter, general partner of BKP, a limited partnership.

BETTY N. PRATHER
Notary Public

My Commission Expires: 4-9-80

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 9th day of August, 1979, by Zelie Berenbaum, president of Bekap, Inc. and general partner of BKP, a limited partnership.

BETTY N. PRATHER
Notary Public

My Commission Expires: 4-9-80

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



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RECORDED NOV 16 1988 AT 3:18 O'CLOCK PM
INSTRUMENT NO. 453408
JOHN J. TORREN NATRONA COUNTY CLERK
CASPER, WYOMING

NOTICE OF AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS

NOTICE is hereby provided that on the 11 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 11 day of November, 1988.

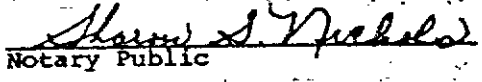


Robert A. Monteith, P.C.
Attorney for
Robert D. Tomerlin
Property Owner

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

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

Sharon S. Nichols - Notary Public
County of _____ State of Wyoming
My Commission Expires Aug. 3, 1990



Notary Public

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

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 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).

Knowing that quality daycare is hard to find, we the undersigned homeowners of the Sunrise 4 Subdivision, feel that the covenants and restrictions for the subdivision should be amended to allow home daycare providers to operate in the Sunrise 4 area.

- Ronald A. Amick 4421 S. David
- Paula [unclear] 810 W 45th
- Carol Cundy 4400 S. David
- Dave Davels 41410 S. David
- Junda [unclear] 4430 S. David
- Jim [unclear] 1031 S. David
- Jeff Holmberg 4441 S. David
- Theresa [unclear] w/ Provision of Proper Traffic Control Center 4440 S Center
- Al Klisch 761 W 45th
- Paul Kinkel 761 W 45th
- Carol [unclear] 801 W. 45th
- Jeff [unclear] 811 W 45th
- David M. Henderson 4420 S. David St.
- Jack Parsons 731 W. 45th / 4221 Eulan
- Lanna Davis 731 W 45th
- Carl Lawrence 721 W. 45th St.
- Randy [unclear] 4440 S. David
- Nick Schaefer 725 W. 45th
- Don Swanson 4461 S. Center
- Natal [unclear] 4421 N. Center
- Rebecca [unclear] 4421 S. Center
- Parlyne [unclear] 4470 S. Center
- Patricia [unclear] 4420 S. Center
- [unclear] 4411 S Center
- Tony Brunette 4351 50th David

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Knowing that quality daycare is hard to find, we the undersigned homeowners of the Sunrise 4 Subdivision, feel that the covenants and restrictions for the subdivision should be amended to allow home daycare providers to operate in the Sunrise area.

- | | |
|-----------------|----------------|
| Bob Taylor | 4350 S. DAVID |
| Melvin John | 750 S 45th AVE |
| Linda Peterson | 800 W. 45th |
| Carol McChesney | 831 W. 45th |
| Larry McChesney | 831 W. 45th |
| Johnny Morrison | 4451 S. Ash |
| Lanni Meyling | 4440 S. Ash |
| TR each | 4431 So Ash |
| For Bryan | 4430 So 45th |
| Angela Lee | 4420 S. Ash |
| Shylla Shuttles | 4421 S. Ash |
| Sharon Johnson | 4411 S. Ash |
| Frank Gold | 4401 S. Ash |
| Alfred Anderson | 4351 S. Ash |
| John Carson | 4350 S. Ash |
| Lee Paucker | 4341 S. Ash |
| Mary Rigg | 4321 So Ash |
| Ken Hill | 4340 S. CENTER |
| Judith Farmer | 4331 S. Center |
| Donna Halgan | 4311 S. Center |
| Nancy Fleetwood | 4300 S. CENTER |
| Mimi Whittle | 4291 S. Center |
| A.C. Nunn | 4240 S Center |
| Lo Hill | 4231 S CENTER |
| Don Douglas | 4131 S. Center |