VALLEY HILLS COMPANY, a corporation consisting of PLAZA, INC., VALLEY VISTA INC., ROLLING HILLS, INC., and BRENWOOD HILLS, INC., all Wyoming corporations.

The undersigned certify that they are the owners of Lots 480 through 1072, both inclusive, in Valley Hills Addition No. 2 to the City of Casper, Natrona County, Wyoming; and that they desire to establish in said addition exclusive residential districts wherein the construc- tion and use of dwellings shall conform to certain minimum requirements, and so that such home owner in consideration of his compliance with such requirements shall be protected against violation thereof by any hazard owner.

NOW, THEREFORE, in consideration of the premises, the undersigned do hereby impose upon all of the said Valley Hills Addition No. 2 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

1) No structure shall be erected, altered, placed or permitted to remain on any lot or tract, or any lot or a portion of an adjoining lot or tract, or any portion of two adjoining lots or tracts other than one detached, single-family dwelling, not to exceed one and one-half stories in height, and a private garage not to exceed the capacity greater than three cars. In the case of a full lot or tract or a portion of an adjoining lot or tract, or any portion of two adjoining lots or tracts, no structure shall be erected, altered, placed or permitted to remain therein unless the floor footage obtained by combining a lot and a portion of an adjoining lot or portions of adjoining lots shall not be less than 60 feet.

2) Prior to the erection of any building on any building lot in said addition, the building plans, specifications and plats showing the location of such building shall be submitted to a committee composed of J. E. Cunningham, Paul J. Gates and Robert J. Murphy, or to a representative designated by a majority of the members of said committee, and said committee shall make its approval in writing as to the conformity and harmony of external design with existing structures in said addition and to location of the building with respect to topography and finished ground elevation and as to required open space. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove as to designate a representative. As the event the committee fails to approve or disapproves within 30 days, such approval shall not be required. Neither the members of said committee nor its representatives shall be entitled to compensation for services performed pursuant to this covenant. The powers and duties of said committee shall cease on and after May 1, 1957. After said latter date, the approval described in this paragraph shall not be required unless prior to said date a written instrument shall be executed by a majority of the joint record owners of the lots in this addition appointing a representative or representatives, who shall thereafter exercise the same powers exercised by said committee.

3) No building shall be located on any residential plat nearer than 25 feet to the front lot line, nor nearer than 12 1/2 feet to any side street line, no building, excepting a detached garage or other out building located 75 feet or more from the front lot line shall be located nearer than 5 feet to any interior lot side line. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set-back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

4) No store, shop, repair shop, storage or repair garage, restaurant, dance hall, or public place of amusement or any similar business of commercial enterprises shall be carried on or conducted upon any of the lots or tracts in said addition.

5) No trailer, basement, tent, shack, garage, barn or other out building erected on any lot or tract in the addition shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6) The ground floor area of the main structure of any building erected upon Lots 480 through 1072 inclusive, in said addition, exclusive of one story open porches and garages, shall be not less than 900 square feet.
7) No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot or tract in said addition, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot or tract therein. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot or tract therein.

8) Statements for installation and maintenance of utilities and drainage facilities for the use and benefit of all lots and tracts in said addition are reserved as shown on the recorded plat of said addition and over the rear five feet of each lot and tract therein.

9) No nuisance or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

10) No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than 1 square foot and one sign of not more than 3 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11) 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.

12) In case a house is turned on a corner lot to face the side street, the set back line of said house of the lot shall be 25 feet and the set back line on the side street shall be 25 feet.

13) Your house may extend only to the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing. Where a house is turned on a corner lot there shall be no fencing on either the street side or front of said house beyond the side or front of the building.

14) All construction shall be new and building or buildings shall not be moved from outside the subdivision and placed on any lot therein.

15) Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or recover damages. Violation of any one of these covenants by judgment or other order shall be no wise effect any of the other provisions, which shall remain in full force and effect.

These covenants are to run with the land and shall be binding upon all parties known and unknown and all persons claiming under them until the 1st day of January, 1984, at which time said covenants shall be automatically extended for successive periods of 25 years, unless by vote of the majority of the then owners of said lots in said addition, it is agreed to change these covenants in whole or in part.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 24th day of March, 1980.

[Signatures]

VALLEY HILLS COMPANY, a partnership consisting of Plaza, Inc., Valley View, Inc., Rolling Hills, Inc., and Brentwood Hills, Inc., all Wyoming Corporations

By PLAZA, INC., one of the partners

[Signature]

President

[Signature]

Secretary
ADDENDUM TO BUILDING RESTRICTIONS
VALLEY HILLS NO. 2, AN ADDITION TO THE CITY OF CASPER,
NATRONA COUNTY, WYOMING.

The undersigned hereby certify that they are the owners of Lots 484 through 1076, both inclusive, in Valley Hills No. 2, an Addition to the City of Casper, Natrona County, Wyoming, with the exception of the following described lots: East 70 feet of Lot 484; West 16 feet of Lot 484 and East 54 feet of Lot 485; West 32 feet of Lot 485 and East 32 feet of Lot 486; West 49 feet of Lot 486 and East 22 feet of Lot 487; West 64 feet of Lot 487 and East 6 feet of Lot 488; West 10 feet of Lot 490 and East 60 feet of Lot 490; West 25 feet of Lot 490 and East 4 feet of Lot 491; and West 40 feet of Lot 491 and East 30 feet of Lot 492, that there has been hereunto filed in Book 36 at page 470 of the records of the County Clerk and ex-officio register of deeds, Natrona County, Wyoming, certain building restrictions and that they desire hereby to file this addendum and amendment to said building restrictions.

That with respect to all lots on which utility easements exist in Valley Hills No. 2, an Addition to the City of Casper, with the exception of the following described lots: East 70 feet of Lot 484; West 16 feet of Lot 484 and East 54 feet of Lot 485; West 32 feet of Lot 485 and East 32 feet of Lot 486; West 49 feet of Lot 486 and East 22 feet of Lot 487; West 64 feet of Lot 487 and East 6 feet of Lot 488; West 10 feet of Lot 489 and East 60 feet of Lot 489; West 25 feet of Lot 489 and East 4 feet of Lot 490; and West 40 feet of Lot 490 and East 30 feet of Lot 491, and West 40 feet of Lot 491 and East 30 feet of Lot 492, they desire a surface easement over the rear five feet of each of said lots for the purpose of providing water drainage and that said easement is in addition to all other easements across the rear five feet of each of said lots as set forth in the building restrictions hereunto filed and on the plat and dedication.

The easement herein described shall be binding upon all parties signatory hereto and all parties claiming under them.
Addendum to Building Restrictions of Valley Hills 2

PURSUANT to the authority granted in paragraph 2 of the Protective Covenants of the Valley Hills 2 Subdivision, City of Casper, as shown on page 280 book 36 of Miscellaneous in the records of Natrona County, Wyoming, we, each of us do resign and appoint the following persons in our stead: Thaddeus H. Walker, Vern H. Thompson, Dick D. Jackman.

James E. Cunningham
James B. Cunningham

Paul J. Cote
Paul J. Cote

Robert J. Murphy
Robert J. Murphy

My Commission Expires December 14, 1965

Kathryn Loomis
Notary Public
AMENDMENT TO BUILDING RESTRICTIONS GOVERNING CERTAIN LOTS IN VALLEY HILLS ADDITION NO. 2, AN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING

WHEREAS, on March 24, 1959 the then owners of Lots 480 through 1076, both inclusive, in Valley Hills Addition No. 2, an Addition to the City of Casper, Natrona County, Wyoming, executed a document imposing upon all of said lots certain protective covenants and restrictions, which said protective covenants and restrictions were placed of record in the office of the County Clerk and Ex-Officio Register of Deeds in Book 36 of Miscellaneous at Page 280, among which protective covenants and restrictions was the restriction contained in paragraph 1 thereof restricting the height of a single family dwelling to one and one-half stories; and

WHEREAS, O. L. WALKER LUMBER COMPANY, a Corporation, is now the owner of the following lots in said Valley Hills Addition No. 2:

Lots 495 to 497 incl., 509, 510 to 518 incl., 520, 523, 528, 529 to 549 incl., 553, 555, 556, 559, 560, 562, 566, 570, 572 to 594 incl., 598 to 616 incl., 618, 621, 623, 625, 633 to 643 incl., 645, 648 to 652 incl., 655 to 657 incl., 704 to 706 incl., 709 to 719 incl., 722 incl., 725 to 729 incl., 741, 743 to 745 incl., 749, 756 to 760 incl., 762 to 782 incl., 809, 810, 838 to 840 incl., 851, 852, 855, 900 to 906 incl., 916, 996, 1033 to 1060 incl.

and

WHEREAS, SAMUEL E. GIBSON and MARY G. GIBSON, husband and wife, are now the owners of the following lots in said Valley Hills Addition No. 2:

Lots 907 through 915 incl., 921 through 943 incl., 917 through 920 incl., 944 through 957 incl., 969 through 975 incl., 976 through 988 incl., 958 through 968 incl., 984 through 995 incl., 997 through 1032 incl., 1061 through 1075 incl., 886 through 899 incl., 783 through 808 incl., 811 through 837 incl., 841 through 850 incl., and 853 through 886 incl.;
and said owners of said above described lots in said Valley Hills
Addition No. 2 desire to amend said paragraph 1 of said March 24,
1959 protective covenants and restrictions insofar as the above
described lots are concerned as to the restriction in height of
single family dwellings to one and one-half stories;

NOW, THEREFORE, in consideration of the premises, the
undersigned as owners of the above described lots in Valley
Hills Addition No. 2, An Addition to the City of Casper, Natrona
County, Wyoming, do hereby amend said March 24, 1959 protective
covenants and restrictions for said Valley Hills Addition No. 2
insofar as they pertain to said above described lots in said
Valley Hills Addition No. 2 by the elimination from paragraph 1
thereof of the restrictions against the erection of single family
dwellings in excess of one and one-half stories in height.

Except as hereby expressly amended for the benefit of
the above described lots in said Valley Hills Addition No. 2,
said March 24, 1959 protective covenants and restrictions covering
Valley Hills Addition No. 2, an Addition to the City of Casper,
Natrona County, Wyoming, recorded in Book 36 of Miscellaneous,
Page 280 in the office of said County Clerk, are hereby ratified
and affirmed as written.

Dated this 20th day of March, 1964.

O. L. WALKER LUMBER COMPANY, a
Corporation,

ATTEST:

By

President

Secretary

Samuel E. Gibson

Mary C. Gibson

NO CORPORATE SEAL AFFIXED
THE STATE OF WYOMING )
) SS.
COUNTY OF NATRONA )

On this 27th day of March, 1964, before me appeared
T. H. Walker, to me personally known to be the person who signed
and sealed the foregoing instrument, who, being by me duly sworn,
did say that he is the President of O. L. Walker Lumber Company,
a Corporation, that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that said instru-
ment was signed and sealed in behalf of said corporation by
authority of the Board of Directors and said T. H. Walker
acknowledged said instrument to be the free act and deed of said
party.

Notary Public

My Commission Expires: 14-65

THE STATE OF WYOMING )
) SS.
COUNTY OF NATRONA )

On this 27th day of March, 1964, before me personally
appeared Samuel E. Gibson and Mary C. Gibson, husband and wife,
to me known to be the persons described in and who executed the
foregoing instrument and acknowledged that they executed the
same as their free acts and deeds.

Notary Public

My Commission Expires: 11-65
AMENDMENTS TO BUILDING RESTRICTIONS, CERTAIN LOTS IN VALLEY HILLS ADDITION NO. 2, AN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING.

WHEREAS, on March 24, 1959, the then owners of Lots 480 through 1076, inclusive, in Valley Hills Addition No. 2, an Addition to the City of Casper, Natrona County, Wyoming, executed a document entitled "Building Restrictions, Valley Hills Addition No. 2," imposing on all of said lots certain restrictions, and which document was recorded in the office of the County Clerk of Natrona County, Wyoming, in Book 36, Miscellaneous, page 280, and

WHEREAS, on March 20, 1964, the then owners of certain of but not all of the above numbered lots in Valley Hills Addition No. 2, said then owners being O. L. Walker Lumber Company, a corporation, Samuel E. Gibson and Mary Gibson, executed a document entitled "Amendment to Building Restrictions Governing Certain Lots in Valley Hills Addition No. 2, an Addition to the City of Casper, Natrona County, Wyoming," which document was recorded March 20, 1964 in the office of the County Clerk of Natrona County, Wyoming, in Book 43, Miscellaneous, pages 549, 550 and 551, which Amendment purported to eliminate from the original restrictions that restriction against the erection of single family dwellings in excess of one and one-half stories in height, insofar as the lots then owned by aforenamed owners were concerned, and

WHEREAS, Samuel E. Gibson and Mary G. Gibson are now the owners of the following lots in said Valley Hills Addition No. 2:

Lots 907 through 915 incl., 921 through 943 incl., 917 through 920 incl., 944 through 957 incl., 959 through 975 incl., 976 through 983 incl., 958 through 968 incl., 984 through 995 incl., 997 through 1032 incl., 1061 through 1075 incl., 886 through 899 incl., 783 through 808 incl., 811 through 837 incl., 841 through 850 incl., and 853 through 864 incl.
(the above described lots being the same lots as were owned by)

Samuel E. Gibson and Mary G. Gibson at time of the execution by

them March 20, 1964 of the above referred to Amendment); except

that three parcels of land have been sold, the same being described

as follows:

1. Lot 920 Valley Hills #2 Addition to the City
   of Casper, Natrona County, Wyoming

2. The West 60 feet of Lot 922 and the East 30
   feet of Lot 923, Valley Hills #2 Addition to
   the City of Casper, Natrona County, Wyoming,
   together with all improvements thereon situate.

3. Lot 912 and West 20 feet of Lot 913, Valley
   Hills Addition to the City of Casper, Natrona
   County, Wyoming.

The undersigned have interests in the respective parcel of

land above described either as grantees, mortgagees, or persons

purchasing said property and constitute all the persons presently

have an interest in any of said parcel of land.

NOW, THEREFORE, in consideration of the premises, the

undersigned as owners, grantees, mortgagees, or purchasers of

interests in the above described lots in Valley Hills Addition No. 2,

an Addition to the City of Casper, Natrona County, Wyoming, do

hereby amend said building restrictions dated March 24, 1959 as

follows:

1. Paragraph 8) is deleted and the following substituted:

"Easements for installation and maintenance of

utilities and drainage facilities are reserved as

shown on the recorded plat and over the rear five

feet of each lot and tract therein. 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 main-
tenance 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."

2. The following paragraph is added:

"Vehicles of size larger than the now standard American manufactured motor car, vehicles the primary use of which is other than the transportation of passengers not for hire, vehicles intended to be used primarily for sport, commerce or industry, such as trucks, campers, boats and boat trailers, tractors and trailers shall not be parked on the streets or any of the front portions (within 40 feet of the street right-of-way) 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."

Except as hereby expressly amended, the building restrictions first above referred to, being those of March 24, 1959 and March 20, 1964 are hereby ratified and affirmed.

Dated this 14th day of February, 1967.

OWNERS:

Samuel E. Gibson
Mary E. Gibson

PARCEL NO. 1:

Charles E. Woff
Ellen V. Woff
MORTGAGEE:

By: [Signature]
Guaranty Federal Savings and Loan Association

ATTEST:

[Signature]

PARCEL NO. 2:

[Signature]
Donald P. Meiss

Margaret E. Meiss

PARCEL NO. 3:

[Signature]

James E. Cunningham

STATE OF WYOMING
COUNTY OF NATRONA

The foregoing instrument was acknowledged before me this day of February, 1967, by Samuel E. Gibson and Mary G. Gibson, husband and wife.

Witness my hand and official seal.

[Signature]
Title of Officer

My Commission Expires:

[Signature]
STATE OF WYOMING  )  
COUNTY OF NATRONA  )  ss  

The foregoing instrument was acknowledged before me this 14th day of February, 1967, by
Guaranty Federal Savings and Loan Assn.
Witness my hand and official seal.

Commission Expires:   
By Commission Expires Aug. 13, 1963
Title of Officer

STATE OF WYOMING  )  
COUNTY OF NATRONA  )  ss  

The foregoing instrument was acknowledged before me this 10th day of February, 1967, by Donald P. Meiss and Margaret B. Meiss, husband and wife.
Witness my hand and official seal.

My Commission Expires:   
By Commission Expires May 10, 1970
Title of Officer

STATE OF WYOMING  )  ss  
COUNTY OF NATRONA  )  

The foregoing instrument was acknowledged before me this 21st day of February, 1967, by Charles E. Wolff and Helen M. Wolff, husband and wife.
Witness my hand and official seal.

My Commission Expires:   
By Commission Expires July 10, 1967
Title of Officer