Building Restrictions - Valley Hills Addition No. 2


The undersigned certify that they are the owners of Lots 480 through 1074, 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 district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and so that each home owner in consideration of his compliance with such requirements shall be protected against violation thereof by any buyer 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 and a portion of an adjoining lot or tract, or a 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 a capacity greater than three cars. In the case of a full lot or tract and a portion of an adjoining lot or tract, or a portion of two adjoining lots or tracts, no structure shall be erected, altered, placed or permitted to remain thereon unless the front footage obtained by combining a lot and a portion of an adjoining lot or portions of adjoining lots shall be not less than 60 feet.

2) Prior to the erection of any building on any building lot in said addition, the building plan, specifications and plot plans showing the location of such building shall be submitted to a committee composed of J. E. Cunningham, Paul J. Gatz 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 as to the location of the building with respect to topography and finished ground elevation and as to required setbacks. 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 or to designate a representative. In the event the committee fails to approve or disapprove 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 agreement. The powers and duties of said committee shall cease on and after May 1, 1964. After said date, the proposal described in this paragraph shall not be required unless prior to said date a written instrument shall be executed by a majority of the then record owners of the lots in this addition appointing a representative or representatives, who shall thereafter exercise all the power vested by said committee.

3) No building shall be located on any residential lot 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 less than 60 feet at the minimum building set-back line. 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 other public place of amusement or any similar business of commercial enterprise 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 said 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 1074 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 deer- or other structure designed for use in binging 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 as reserved 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 therein 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 one 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 sale period.

11) No animals, livestock, or poultry of any kind shall be raised, kept 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 front a house is turned on a corner lot to face the side street, the set back line of the rear of the lot shall be 25 feet and the set back line on the side street shall be 25 feet.

13) You Have any animal on a corner lot to face the side street, the set back line of the rear of the house therefore, and there shall be no front yard building. Where a house is turned on a corner lot there shall be no facing 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 or moved 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 covenant, either to restrain violation or recover damages. Injunction of any one of these covenants by judgment or other order shall be no wise affect 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 eigentmy thereof and all persons claiming under them until the 1st day of January, 1982, at which time said covenants shall be automatically extended for successive periods of 20 years, unless by a 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, 1989.

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

By Plaza, Inc., one of the partners

President

Secretary
STATE OF WYOMING

COUNTY OF NATRONA

On this 30th day of March, 1989, before me personally appeared Paul J. Cole, Sr. and Lida M. Cole, president and secretary respectively of Plaines, Inc., in Wyoming corporation, out of the persons in VALLEY HILLS COMPANY, in said Wyoming corporation, acting by its duly authorized representative, and did say that they are president and secretary respectively of Plaines, Inc., and that the said instrument to the within instrument is the true and correct copy of the said instrument and that the said instrument is the true and correct copy of the said instrument and that Paul J. Cole, Sr. and Lida M. Cole executed in the offices of Plaines, Inc., on the 29th day of March, 1989.

Witnesse wherein

[Signature]

Secretary
ADDENDUM TO BUILDING RESTRICTIONS
VALLEY MILLS 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 22 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 490, West 25 feet of Lot 490 and East 45 feet of Lot 491, and West 40 feet of Lot 491 and East 30 feet of Lot 492, that there has been an easement filed in Book 36 at page 280 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.

The 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 30 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 490, West 25 feet of Lot 490 and East 45 feet of Lot 491, and West 40 feet of Lot 491 and East 30 feet of Lot 492, that 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 aforesaid filed and on the plat of said addition.

The easement herein set forth shall be binding upon all parties signatory hereto and all parties claiming under them.

[Signature]

[Date]
IN WITNESS WHEREOF, the owners have hereunto set their hands and seals this 22nd of September, 1959.

VALLEY HILLS COMPANY,
A Partnership

Signed
(Attorney-in-Fact)

STATE OF WYOMING
COUNTY OF NATRONA

On this 22nd day of September, 1959, before me personally appeared Paul J. Call, Attorney-in-Fact for Valley Hills Company, a partnership, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and by authority of said Valley Hills Company.

Given under my hand and notarial seal the day and year first above written.

My commission expires.

Nov 12, 1960
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;

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 to 516 incl., 518 incl., 520 to 523, 525, 527, 529 to 549 incl., 552 to 555, 556, 559 to 560, 562, 564, 565, 570 to 574 incl., 576 to 578, 594 incl., 596 to 616 incl., 618 to 621 incl., 623 incl., 625 to 633 incl., 645, 648 to 652 incl., 655 to 657 incl., 706 to 706 incl., 709 to 719 incl., 722 incl., 725 to 730 incl., 739 incl., 741, 743 to 745 incl., 749 incl., 756 to 760 incl., 762 to 782 incl., 809, 810, 838 to 840 incl., 851, 852, 885, 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 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 884 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

[Signatures]

Mary C. Gibson

[Seal Affixed]
THE STATE OF WYOMING 
) ) SS.
COUNTY OF NATRONA 
)

On this ___ 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 its Board of Directors and said T. H. Walker
acknowledged said instrument to be the free act and deed of said

[Signature]
Notary Public

My Commission Expires: 
My Commission Expires: 4-14-95

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

On this ___ day of March, 1964, before me personally
appeared Samuel E. Gibson and Mary G. 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.

[Signature]
Notary Public

My Commission Expires: 

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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 1075, 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 35, 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, to the extent that the lots then owned by aforementioned 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., 1016 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, 1958 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 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

W. M. Woff
MORTGAGEE:

By: Donald F. Meiss
Guaranty Federal Savings and Loan Association

ATTEST:

Margaret B. Meiss

PARCEL NO. 2:

PARCEL NO. 3:

James E. Cunningham

STATE OF WYOMING }
COUNTY OF NATRONA }

The foregoing instrument was acknowledged before me this day of February, 1867, by Samuel E. Gibson and Mary G.
Gibson, husband and wife.

Witness my hand and official seal.

[Signature]

Title of Officer

My Commission Expires:

My Commission Expires:

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STATE OF WYOMING  
COUNTY OF NATRONA  

The foregoing instrument was acknowledged before me this 10th day
of February, 1967, by

Witness my hand and official seal.

[Signature]
Title of Officer

Commission Expires: April 12, 1967

STATE OF WYOMING  
COUNTY OF NATRONA  

The foregoing instrument was acknowledged before me this 10th day

Witness my hand and official seal.

[Signature]
Title of Officer

Commission Expires: April 12, 1967

STATE OF WYOMING  
COUNTY OF NATRONA  

The foregoing instrument was acknowledged before me this 21st day
of February, 1967, by Donald P. Meiss and Margaret B. Meiss,
husband and wife.

Witness my hand and official seal.

[Signature]
Title of Officer

Commission Expires: May 10, 1970

STATE OF WYOMING  
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.

[Signature]
Title of Officer

Commission Expires: July 10, 1967