The following covenants shall become covenants in any deed or other legal or equitable conveyance of the following described lands, to-wit:

The NW 1/4 SW 1/4 of Section 4, T.33N., R.50W., of the 6th P.M., Natrona County, Wyoming, being more particularly described as follows:

Beginning at the NE corner of aforesaid section 4, which is the NE corner of said subdivision; thence S.0°22'21".650.93 feet along the line common to S.3 and S.4 to the center-line of drainage ditch; thence S.89°28'68".591.12 feet; thence continuing on said center-line S.27°02'14".568.26 feet; thence S.28°20'14".1030.0 feet; thence S.60°12'56".512.63 feet to the East-West center-line of said section 4; thence S.89°28'68".2042.1 feet on said center-line; thence N.7°31'37".755.24 feet along the center-line of a drainage ditch; thence continuing on said center-line N.7°01'14".380.7 feet; thence N.7°31'37".491.02 feet; thence leaving the ditch N.09°24'25".255.25 feet; thence N.06°35'14".199.6 feet; thence N.89°02'25".539.68 feet; thence N.13°55'51".298.28 feet; thence N.89°24'25".1021.4 feet; thence N.23°58'12".232.5 feet to the North line of said section 4; thence N.89°24'25".1627.76 feet along said North line to the point of beginning.

Said parcel contains 166.0 Acres, more or less.

as the same have been subdivided by the plat to which these covenants are attached as an exhibit, and any lot, part or parcel thereof, such that the same shall be covenants running with the land, to-wit:

1. All Land Owners shall be held responsible for proper maintenance of buildings. Any new construction or moved in buildings shall be on proper foundation and painted after reasonable time. (30 days)

2. Any mobile homes shall be skirted and anchored. There shall be no outside storage other than licensed vehicles boat or camper. No more than one dwelling unit placed on each tract at any time.

3. Everyone shall retain their pets on their own property, be responsible for their own proper garbage disposal.

4. All shall abide by water users agreement attached and made a part hereof:
5. There shall be created, concurrently with the purpose of establishing 
the means by which the maintenance or the private road or roads and 
care of same is to be accomplished. Each plat owner within Westcrest 
Ranches Subdivision, using Horseshoe or Mile High Drive as its means 
of access shall share equally the cost of maintenance of same.

6. The covenants and restrictions, herein contained, are mutual 
considerations accepted and entered into by and among all purchasers 
and owners of parcels within this subdivision and shall be covenants 
running with the land, binding upon the dedicants of this subdivision 
and all purchasers and owners of parcels herein, and upon their heirs, 
personal representatives, successors and assigns.

7. Enforcement shall be by any proceeding at law or in equity against 
any person or persons violating or attempting to violate the aforesaid 
provisions, restrictions and covenants, either to restrain violations 
or to recover damages, or both.

For the purpose of enforcing all provisions of these covenants 
the Natrona County Zoning Board has full jurisdiction.

SIGNED as owners of Westcrest Ranches, Filing No. One.

[Signature]

STATE OF WYOMING                    )
) SS.
COUNTY OF NATRONA

The foregoing instruction was acknowledged before me by [Signature]

[Signature] 15th day of SEPTEMBER 1977.

Witness my hand and official seal.
My commission expires

[Signature]
Protective Covenants
(3)

WESTCREST RANCHES WATER AGREEMENT

All water used, being water from the Casper Alcova Irrigation District, their regulations first apply.

In addition all users of water from turn out 256-1830 shall be handled by the Water Foreman. Currently the major land owner and at such time as the major portion of land is owned by others an election shall be held to replace him.

The Water Foreman shall be responsible to the above Irrigation District. He shall order water and divide it to the best of his ability for the land users use. All users to order water from him at least forty eight (48) hours in advance. He will deliver water once every thirty (30) days on the basis of two (2) acre feet per season and figured .5 second feet = 1 acre feet and enough to irrigate 2 acres in 24 hours. (Example - 5 acres - 2½ days water at .5 second feet.)

All ditches shall have obstructions removed and all banks returned to proper condition that no water escapes the ditch when his use of water has been terminated by the Water Foreman.

Anyone tampering with the division of water in any way shall be denied water for one (1) full year, but in no way relieved from paying the water assessment.

All users shall pay their pro-rated share for the maintenance of ditches as determined by the Water Foreman.

Signed by: [Signature]

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