Protective Covenants

EXHIBIT A TO PLAT AND DEDICATION OF WESTLAND PARK NO. 3
a subdivision of the S\&S\&S and SW\&S\&S, Section 22 and
the SE\&SE\& and NW\&NW\&, Section 27, T.32N, R.62W, 6th P.M.

Natrona County, Wyoming

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

SE\&SE\& of SW\&SW\&

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 numbered lots on the plat to which this is attached shall be
used solely for the construction and occupancy of single family dwellings and
residences, and not more than one such dwelling shall be constructed or
occupied on each lot. Each such dwelling so constructed shall:

(a) Contain, when completed, not less than 1250 square
feet of usable living space, exclusive of any cellar or basement.

(b) Be so situated on a lot so that no portion thereof
shall be closer than 25 feet from the street or roadway boundary, and
the same distance from each side boundary provided, however, an ex-
ception may be granted by the Planning Committee when required by
topography or other physical conditions.

(c) Contain adequate provisions for sewage, and where a
community sewer system is not available, an adequate, accepted
sewage system must be installed for each lot and it shall comply
with the rules, regulations and standards required by the State
and local departments of Health. In addition, all plumbing in-
stallations shall comply with the Western Plumbing Code and such com-
pliance shall be certified and approved upon the inspection of a
recognized plumbing inspector.
(d) Be adequately wired for electricity in full compliance with the requirements of the United States Electrical Contractor's Code, and all electric, telephone and other utility lines shall be buried below the surface of the ground in adequate conduit.

(e) Comply with community policies and building codes established by the Planning Committee, as hereinafter set forth, and such plans for construction shall be approved by said Planning Committee for aesthetic harmony and location.

(f) Provide adequate on-street parking for vehicles of the family occupying such lot and their guests. No parking will be permitted within the right-of-way of streets or roads within this subdivision.

(g) So completed externally within Twelve (12) months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive stages of construction, has been approved by the Planning Committee.

2. No poultry, fowl, wild animals or livestock, except not more than four (4) ordinary, domestic house pets, may be kept by any household. When pets are kept the owner or owners thereof shall provide proper shelter therefor, keep the same contained, and the entire premises shall be kept clean and sanitary at all times. In addition, the owner of each lot shall not permit the accumulation of weeds, brush, rubbish, or junk of any kind, or allow or permit said premises, or the animals thereon, to become a nuisance or offensive to any annoyance of the other owners within the subdivision. All garbage containers shall be completely enclosed and covered at all times.

3. No tents, house trailers or other temporary living quarters, or sheds or temporary building of any kind shall be moved on, set up or built on any lot, provided, however, that temporary sheds or shelters erected by building contractors of residences or buildings shall be
permitted during the period of construction of a residence or other permitted building, but in no event for a period longer than one (1) year.

4. As soon as weather permits after completion of each dwelling as herein contemplated, the owner thereof shall landscape his lot and premises by the planting of temporary sodding, the planting of compatible grasses, trees, shrubs, and other domestic plants in such areas as on and around the cost thereof, including labor, shall equal not less than two percent (2%) of the cost of construction of the completed dwelling. No grading or contouring will be permitted which will stop, dam up or otherwise intercede or interfere with the natural drainage of surface waters. If a fence is desired, it will be of wood construction only.

5. No outdoor incinerators shall be constructed, nor shall trash, garbage or rubbish be burned within this subdivision.

6. All other improvements built or installed upon any premises within this subdivision, including but not limited to garages, gates, fences, barns or animal shelters, arbors, summerhouses or other permanent or temporary structures of any kind shall be approved by the Planning Committee prior to construction or installation. The setback for such buildings shall be 25 feet from all boundary lines.

7. No lot, parcel or area within said subdivision shall be used for manufacturing, commercial or business purposes, nor for a boarding or rooming house, or trade of any kind except for the performance of professional services by a professional man within his residence, but only when such exception shall be permitted by the Planning Committee.

8. This subdivision shall be a wildlife refuge and no hunting, trapping or shooting shall be permitted therein, except that the Planning Committee may in its sole discretion designate and regulate the use of an area therein as a target range.
9. There is hereby reserved in all streets, alleys and other ways, and across all lots and parcels of land in said subdivision, an easement and right-of-ways not exceeding ten feet (10) in width, for subterranean installation of electric, gas, telephone, sanitary sewer, storm sewer, water and other utility lines serving all or any portion of this subdivision, which rights and easements may be assigned or conveyed to any recognized utility company. All property owners shall not permit the accumulation of weeds, brush, rubbishes, or junk of any kind on easements or road-ways parallel to their property.

10. There shall be created, concurrently with the filing of the Final Plat, a Home Owner's Association solely for the purpose of establishing the means by which the maintenance of the public roads or right-of-ways, roads, mailbox area and street signs, and care of same is to be accomplished. Each lot owner within Westland Park No. 3 using the above access or area shall share equally the cost of maintenance of same.

11. The covenants and restrictions, herein contained, are mutual considerations accepted and entered into by and among all purchasers and owners of lots or 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 lots and parcels herein and upon their heirs, personal representatives, successors, and assigns for a period of time ending March 1, 1997, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the tracks has been recorded agreeing to change said covenants in whole or part.

12. 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.
13. Invalidation of any one of the restrictions by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

For the purpose of enforcing all provisions of these covenants there is hereby appointed a Planning Committee consisting of Glenn L. Erickson, Michael L. Brownell, Ross M. Coates, and Floyd M. Sieger, their heirs, successors, assigns or appointees.

Because an effective use of the land shown upon the plat and dedication to which this is attached as an exhibit.

WYOMING PARK INC.

[Signatures]

STATE OF WYOMING 
COUNTY OF MADROA

The foregoing instrument was acknowledged before me this 18th day of July, 1978.

Witness my hand and notarial seal.

[Notary Public Signature]

[Notary Public Stamp]