EXHIBIT A TO PLAT AND DEDICATION OF WESTLAND PARK
a subdivision of the S1/2, SE1/4, of Section 22 and
a portion of the W1/2, NE1/4 of Section 27, T. 33 N.,
R. 99 W.,
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:

Township 33 North, Range 99 West, 6th P. M.
Section 22: Part of SE1/4
Section 27: Part of W1/2

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
sewer 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 conduits.

(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 off-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) Be 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 or to the 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 shed 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 or builders of residences 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 performance of necessary grading, the planting of compatible grasses, trees, shrubs, and other domestic plants in such amount the 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 direct or interfere with the natural drainage of surface waters. If a fence is desired, it will be of wood construction only.

5. No outdoor or unapproved incinerators, except for the burning of papers, 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.

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 way 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 as-
signed or conveyed to any recognized utility company. All property
owners shall not permit the accumulation of weeds, brush, rubbish,
or junk of any kind on easements parallel to their property.

10. 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 as-
signs for a period of time ending April 15, 1990.

11. Unless amended by a vote of the majority of the owners of the
lots in this subdivision, the Planning Committee shall consist of
three members who shall be owners of a lot or lots in this subdivision.
The first such Planning Committee shall consist of Glenn Erlewine,
whose term shall be for three years, Mary Erlewine, whose term shall
be for two years, and Michael Brownell, whose term shall be for one
year, each such term to commence August 30, 1972. August 30, 1973, and
annually thereafter, the then owners of lots in this subdivision shall,
in a general meeting called for that purpose, nominate and elect a successor
for the person whose term on the Planning Committee then expires, and
a person to fill the unexpired term of any member for which a vacancy
exists. The term of each such person so elected at such annual meeting
shall be for a period of three years and until his successor is elected
and qualified, or for the balance of the term of office of the former
member whose position has been vacated. Removal from the subdivision, death
or resignation of any member shall create a vacancy in the committee,
which vacancy shall be filled until the next annual meeting of owners
by the concurrence of the remaining members of the committee. Any member
may be re-elected and may succeed himself. Each lot in the subdivision
shall have one (1) vote in each annual election, the same to be cast by
the owners thereof, or their agent or proxy duly appointed.

Executed and effective as of the date shown upon the plat and dedi-
cation to which this is attached as an exhibit.

WESTLAND PARK

CLEM BLEVINS

Mark Blevins

MARY BLEVINS

STATE OF WYOMING )
COUNTY OF NATRONA ) SS

The foregoing instrument was acknowledged before me this 16
day of April, 1973.

Witness my hand and notarial seal.

My Commission Expires Apr. 27, 1973