RECORDED July 13, 1948 at 12:05 O'Clock P.M.
IN BOOK 21 of MSC. Page 515
No. 549581 Carl Thomason, County Clerk

WESTRIDGE ADDITION BUILDING RESTRICTIONS

WHEREAS, Ray Odell Homes Company, a corporation, is the owner of
Lots Number 1 to 179, inclusive, in Westridge Addition to the City of
Casper, Natrona County, Wyoming, and desires to establish in said addition
an exclusive residential district wherein the construction and use of
dwelling houses shall conform to certain minimum requirements, and each
home owner, in consideration of his compliance with such requirements, shall
be protected against violation thereof by any other home owner:

NOW, THEREFORE, In consideration of the premises, the undersigned
Ray Odell Homes Company, a corporation, does hereby impose upon Lots numbered
2 to 179, inclusive, of Westridge Addition to the City of Casper, Natrona
County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon Lots numbered 2 to 179, inclusive, in said Westridge
Addition, no structures shall be erected, altered, placed or permitted to
remain on any residential building lot, other than one detached single-family
dwelling or one semi-detached single-family dwelling, not to exceed two and
one-half stories in height, and a private garage for not more than three cars.

(b) No building shall be erected, placed or altered on any building
plot in said addition until the building plans, specifications and plot plan
showing the location of such building have been approved in writing as to
conformity and harmony of external design with existing structures in the
subdivision, and as to location of the building with respect to topography
and finished ground elevation, by a committee composed of Milton Coffman,
E. E. Hanway and R. W. Odell, or by a representative designated by a majority
of the members of said committee. In the event of death or resignation of
any member of said committee, the remaining member or members shall have
full authority to approve or disapprove such design and location, or to
designate a representative with like authority. In the event said committee,
or its designated representative, fails to approve or disapprove such
design and location within 30 days after said plans and specifications
have been submitted to it or, in any event, if no suit to enjoin the
erection of such building or the making of such alterations has been commenced
prior to the completion thereof, such approval will not be required and
this covenant will be deemed to have been fully complied with. Neither the
members of such committee, nor its designated representative, shall be
entitled to any compensation for services performed pursuant to this cov-
enant. The powers and duties of such committee, and of its designated
representative, shall cease on and after January 1, 1958. Thereafter, the
approval described in this covenant shall not be required unless, prior to
said date and effective thereon, a written instrument shall be executed by
the then record owners of a majority of the lots in this subdivision and
duly recorded, appointing a representative or representatives, who shall
thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located nearer to the front lot line
or nearer to the side street line than the building setback line shown on
the recorded plat. In any event, no building shall be located on any
residential building plot nearer than 25 feet to the front lot line, nor	hern than 10 feet to any side street line, except upon Lots numbered 121,
125, 140, 144, 147, 153, 177 and 179, which said lots shall be considered
to front on both abutting streets. No building shall be located on any of
said lots nearer than 25 feet to the front line or either abutting street.
No building except a detached garage or other out-building located 75 feet
or more from the front lot line shall be located nearer than 3 feet to any
side lot line.

(d) No residential structure shall be erected or placed on any
building plot, which plot has an area of less than 5000 square feet or a
width of less than 50 feet at the front building setback line.

(e) No store, shop, repair shop, storage or repair garage,
restaurant, dance hall or other public place of amusement, or any similar
business or commercial enterprise shall be carried on or conducted upon
any lots within said Lots 2 to 179, inclusive, in said addition, nor shall
anything be done on any of said lots which may be an annoyance or nuisance
to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other out-
building erected in the tract 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.

(g) No dwelling costing less than $7,500.00 as of January 1, 1948
shall be permitted on any lot in the tract. The ground floor area of the
main structure, exclusive of one-story open porches and garages, shall be not
less than 720 square feet in the case of a one-story structure nor less than
700 square feet in the case of a one and one-half, two, or two and one-half
story structure.

(h) Easements affecting Lots numbered 124, 125, and 126, and 140
to 179, inclusive, excepting Lot 153, are reserved, as shown on the recorded
plat, for utility installations and maintenance.

1. Yard fences may extend only from the rear of any lot to the
rear of the house thereon, and there shall be no front yard fencing.

3. Lot numbered 1 of said Westridge Addition is hereby reserved
for residential use confirming to the provisions herein specified as to
Lots 2 to 179, inclusive, or for retail business use. No retail business
shall be erected or placed on said Lot 1 unless of masonry construction,
designed to form an integrated part of a neighborhood shopping center, and
provided with a paved, off-street parking area for customer cars, equal to
at least twice the first floor building area in square feet. No building
shall be erected, altered, or placed on said Lot Number 1 until the building
plans, specifications and plot plan have been approved in writing by the
committee referred to in clause (h) hereof.

These covenants are to run with the land and shall be binding on
all parties and all persons claiming under them until January 1, 1975, at
which time said covenants shall be automatically extended for successive
periods of 10 years unless by vote of a majority of the then owners of the
lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns,
shall violate or attempt to violate any of the covenants herein, it shall be
lawful for any other person or persons owning any real property situated in
said development or subdivision to prosecute any proceedings at law or in
equity against the person or persons violating or attempting to violate any
such covenant and either to prevent him or them from so doing or to recover
damages or other dues for such violation.
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

_executed this 7th day of July, 1948._

RAY ODELL HOMES COMPANY, a Corporation

BY __ R. W. Odell __
   R.W. Odell, Vice-President

E. E. Hanway  
Secretary

STATE OF WYOMING )  
 ) SS  
COUNTY OF NATRONA)  

On this 7th day of July, 1948, before me appeared R. W. Odell, to me personally known, who, being by me duly sworn, did say that he is the Vice-President of Ray Odell Homes Company, a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said R. W. Odell acknowledged said instrument to be the free act and deed of said corporation.

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

My commission expires August 5, 1950.

Bernice Mitchell  
Notary Public