BUILDING RESTRICTIONS
WINDSOR ADDITION
TO THE CITY OF CASPER,
NATRONA COUNTY, WYOMING

WHEREAS, James Derington is the sole owner of lots 1 to 15 inclusive in
block 1 and lots 1 to 6 inclusive in block 2 all situated in Windsor Addition
to the City of Casper, Natrona County, State of Wyoming, and desires to
establish in this addition an exclusive residential district wherein the construction
and use of dwelling houses shall conform to a certain minimum requirement, and
wherein each home owner may be protected against violation thereof each
against the other;

NOW THEREFORE, THE UNDERSIGNED James Derington does hereby impose
upon the real property described herein the following protective covenants
and restrictions to-wit:

1. No structure shall be erected, altered, placed or permitted to remain
on any residential lot, other than a one detached single family dwelling,
not to exceed one and one-half stories in height, and a private garage of
not more than three cars.

2. No building shall be located on any residential lot nearer than twenty-five
feet to the front lot line nor nearer than ten feet to any side street line
nor nearer than five feet to any side lot line. No building shall be located
on any corner lot nearer than twenty-five feet to the side lot line, in the
event a house is turned on a corner lot to face the side street, the setback
line at the front of the lot shall be five feet greater than the setback of
the adjoining house and the setback line on the side street shall be twenty-five
feet.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet or a width of
less than 55 feet across the front setback line.

4. 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 mentioned, nor
shall anything be done on any of said lots which may constitute a public
nuisance.

5. No trailer, tent, shack, garage, barn or outbuilding erected on said tract
shall at any time be used as a residence temporarily or permanently, nor
shall any structure of temporary character be used as a residence and
furthermore all construction shall be new, no building or buildings may
be moved from another location to any site herein.
6. No dwelling house shall be erected on any residential plot which, in the case of a one story dwelling has an area of less than 900 square feet and the case of a one and one-half story dwelling not less than 800 square feet on the main floor, exclusive of open porches and garage.

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

8. No oil drilling, oil development operations, mining or mining operations of any kind shall be permitted on any of the land contained in said residential lots.

THESE COVENANTS AND RESTRICTIONS shall run with the land and shall be binding on the said James Derington, his successors, administrators and assigns, and all persons claiming under and through him until twenty-five years from the date hereof, at which time said restrictions shall automatically extend for successive ten year periods unless by a vote of the majority of the then owners of record of said residential lots it is agreed to change said restrictions in whole or part.

Any owner of record of any residential plot covered by these restrictions may sue in law or equity to enjoin the violation of any of the within restrictions or for damages for the violation thereof.

Dated this 18th day of February, 1959.

James Derington
(James Derington)

ACKNOWLEDGMENT

STATE OF WYOMING )
NATRONA COUNTY )

On this 18th day of February, 1959, before me personally appeared James Derington to me known to be the person described in and who executed the foregoing instrument as his own free act and deed.

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

Charlotte B. Lien
Notary Public

My commission expires: April 10, 1960