

495145

2393 H

2313A
Lot 3, Block 4, Wolf Creek One
August 8, 1991 495145

"LOT 3, BLOCK 4, WOLF CREEK ONE"

AN ADDITION TO THE CITY OF CASPER, WYOMING

A SUBDIVISION OF PORTIONS OF
THE SW1/4SW1/4 & NW1/4SW1/4, SECTION 19
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=40'

CERTIFICATE OF DEDICATION

First Natrona Bank of Casper hereby certifies that they are the owner and proprietor of the foregoing subdivision located in and being portions of the SW1/4SW1/4 and NW1/4SW1/4, Section 19, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most southerly corner of the Parcel being described and also the northerly and back corner common to Lot 1, Block 4, Wolf Creek One, Parcel 1, and Parcel 2, Block 4, Wolf Creek One, thence along the southerly line of said Parcel 1 and Parcel 2, Block 4, Wolf Creek One, N.37°21'43"W., 150.00 feet to the most westerly corner of said Parcel 1 and Parcel 2, Block 4, Wolf Creek One, thence along the northerly line of said Parcel 1 and Parcel 2, Block 4, Wolf Creek One, N.52°38'17"E., 80.00 feet to the most easterly corner of said Parcel 1 and Parcel 2, Block 4, Wolf Creek One, thence along the southerly line of said Parcel 1 and Parcel 2, Block 4, Wolf Creek One, S.52°38'17"W., 80.00 feet to the Point of Beginning and containing 0.310 acres, more or less.

The subdivision of the foregoing described lands as appears on this Plat is with the free consent and in accordance with the desires of the above named owner and proprietor. The name of said subdivision shall be known as "LOT 3, BLOCK 4, WOLF CREEK ONE", on Addition to the City of Casper, Wyoming, and all streets, drives and public ways as shown hereon are hereby dedicated to the use of the public, and all easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of utilities, conduits and ditches as required for the proper development of said subdivision.

FIRST NATRONA BANK OF CASPER
104 S. WOLOKEL
Casper, Wyoming 82601

[Signature]
Vice President

ACKNOWLEDGEMENT

State of Wyoming)
County of Natrona)

The foregoing instrument was acknowledged before me by *[Signature]* this 7 day of May, 1991.

Witness my hand and official seal:
My commission expires: April 22, 1992
[Signature]
Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 6th day of May, 1991, and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.

[Signature]
Commissioner

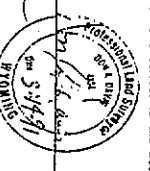
APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 19-91 duly passed, adopted and approved on the 6th day of July, 1991.

[Signature]
Mayor

Altest: *[Signature]*
County Clerk

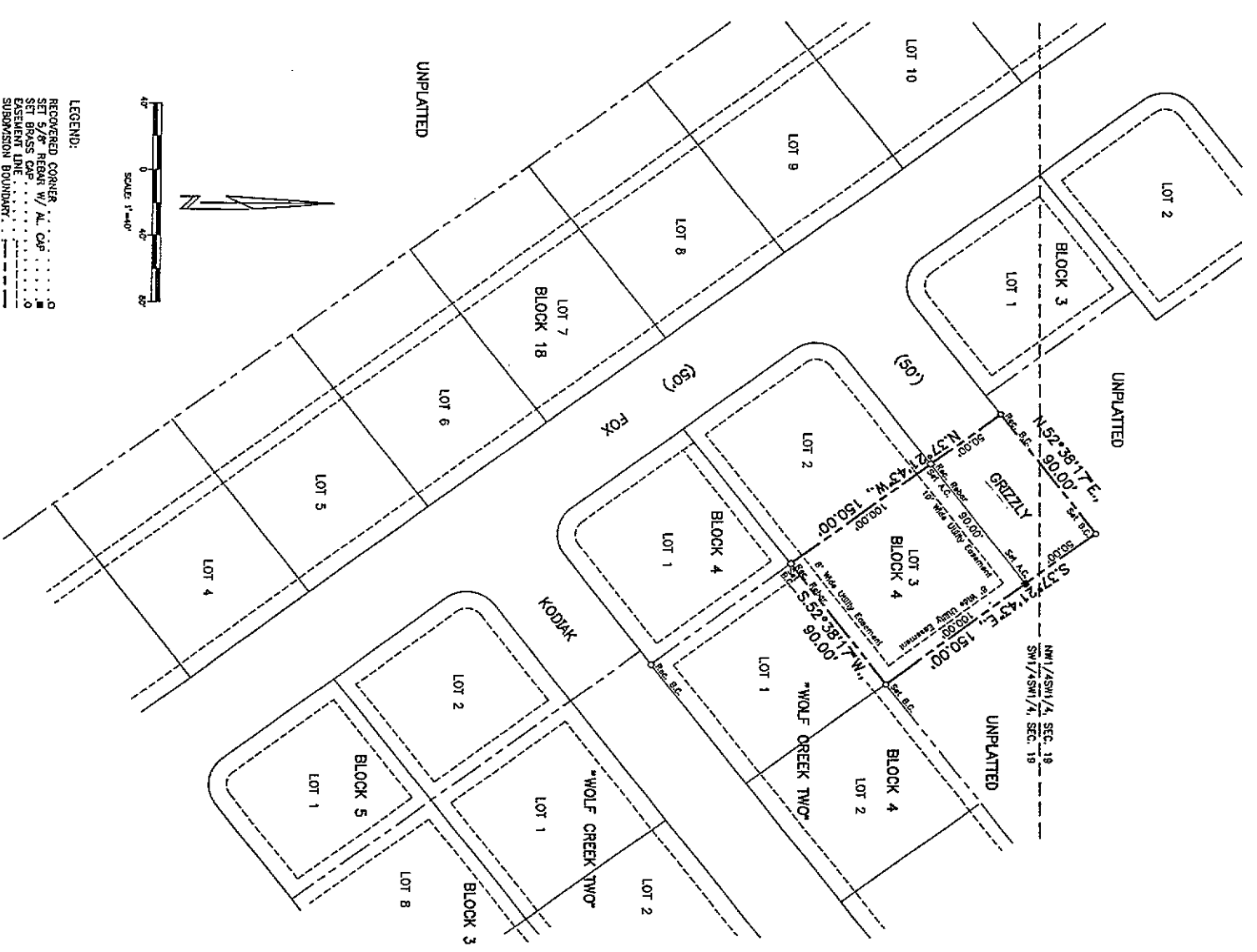
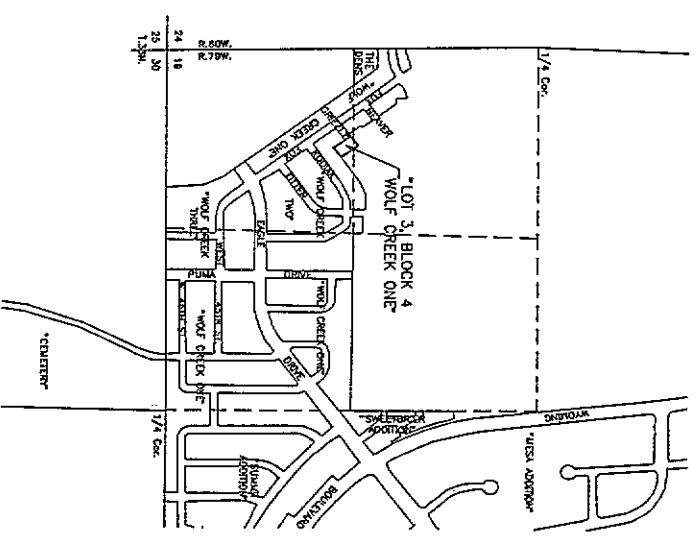
INSPECTED AND APPROVED on the 29th day of July, 1991.

INSPECTED AND APPROVED on the 8th day of July, 1991.



Subscribed in my presence and sworn to before me by Don A. Davis on this 14th day of March, 1991.

My commission expires: March 1993
[Signature]
Notary Public



LEGEND:
RECOVERED CORNER
SET BACK CASE
EASEMENT LINE
SUBDIVISION BOUNDARY

PLAT CLOSURE PAID: 114,000.00



Pat & Survey By:
WORTHINGTON, LENHART and CARPENTER, INC.
632 South David Street
Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 81250300
Date: March 13, 1991

COVENANTS RESTRICTING AND GOVERNING
LAND USE AND DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS the undersigned WOLF CREEK PARTNERSHIP and W. R. ASBELL and SUSAN E. ASBELL, are the owners of all that certain real property situate in Natrona County, State of Wyoming known and described as, and being a portion of,

The SE $\frac{1}{4}$, Section 19, T. 33 N., R. 79 W., of the 6th P. M.,
Natrona County, Wyoming, known as WOLF CREEK ONE ADDITION

and being more particularly described in Exhibit "A" attached and as shown on the plat and dedication thereof duly recorded in the office of the County Clerk and ex-Officio Recorder of Deeds in and for Natrona County, State of Wyoming, Instrument Number 279308, and

WHEREAS, in order to insure the use and development of said property for exclusive residential purposes only, to prevent the impairment of the attractiveness of said property and adjacent land for such purposes, and to maintain property values therein, the undersigned desire, hereby, to make and impose upon said real property the restrictions and limitations hereinafter set forth.

NOW THEREFORE, for and in consideration of the premises, the undersigned owners, do hereby and by these presents make, publish, declare and impose upon all of the real property situate and included within the aforementioned WOLF CREEK ONE ADDITION, Natrona County, State of Wyoming, the following restrictions and limitations governing the use and development of all lots within the Addition, and does hereby specify and declare said restrictions and limitations shall be and constitute covenants running with all of the land in the Addition and shall be binding upon the undersigned and all persons claiming under it, and shall be for the benefit of, as well as limiting and restricting, all future owners of lots within the Addition, to wit:

1. All lots in the Addition shall be used exclusively for residential purposes; no building or structure shall be erected, placed, or permitted to remain on any lot therein other than one, private,

RECORDED Feb 6 19 80 AT 2:20 O'CLOCK PM
INSTRUMENT NO. <u>283761</u>
JOHN J. TOBIN COUNTY CLERK

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FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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single-family dwelling, specifically designed for the use and occupancy of one family, together with normal accessory buildings and uses.

2. No manufacturing, commercial business or other enterprises, whether or not conducted for profit, shall be operated, maintained or conducted on any lot in the Addition or in any structure erected or placed therein, excepting light business office or craft type activities which:

- a) are carried on only by residents of the dwelling,
- b) require no structural or exterior modification of the single family dwelling,
- c) generate no additional traffic or parking, and
- d) shall conform to Section 4 (5) of this document,

nor shall any structure therein or any part thereof, be used as a boarding or rooming house, nor shall any signs, billboards or advertising devices (except suitable signs used to facilitate the sale thereof and signs identifying the occupants, less than one square foot in area) be erected, placed or be permitted to remain on any lot within said Addition.

3. No trailer, camper, basement, garage, outbuilding, or any other structure of a temporary or mobile nature, shall be used in the Addition as a place of residence or habitation, either temporarily or permanently, and, except as the same may customarily employed by contractors for and during the construction or improvement thereon, no house trailer, camper-trailer, tent, shack or any other structure of a temporary or insubstantial nature shall be erected, placed or be permitted to remain on any lot in the Addition except that a camper-trailer, recreational mobile home, or boat or snowmobile trailer may be stored on the rear yard or side yard portion of any lot, if it is fenced or otherwise provided with screening from the street and adjacent properties.

4. With respect to the improvements to be erected and situate in the Addition the following, together with all other provisions thereof, shall govern:

- (1) All structures to be erected will first be approved (by use of plans) by the Architectural Committee. Said committee shall consist of W. R. ASBELL and AUSTIN J. McCREAL. Both committee members shall identify in writing an alter-

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nate committee member who is authorized to act in his place. In the event that either can not perform his duties as a member of the committee for a prolonged period he or his successors must appoint or select a permanent replacement so that the committee can continue to function in a consistent and timely manner. Should one of the members or his alternate be unavailable for plan approval, the other member may notify him and his alternate by certified mail at the address predetermined by each member and alternate, that a plan approval is pending. Should such letter go unanswered for five days, the remaining member may approve the plan or plans pending.

- (2) No structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The basement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Owners of the lots adjacent to the parkway dedications shown on Exhibit "B" shall be responsible for the continued care and maintenance of the parkway areas between their lots and the abutting streets.
- (3) No animals, livestock, or poultry or any kind shall be raised, bred or kept on any lot in the Addition except dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- (4) No vehicle of a size larger than the now standard American manufactured motor car or pickup truck, and no vehicle the primary use or design of which is for the transportation of passengers for hire and no vehicles intended to be used primarily for sport, commerce or industry, such as truck, camper, house trailers, buses, boats and boat trailers, snowmobile or trailers, shall be parked on the streets or any of the front yard areas, driveways or other ways of access in the Addition

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of any lot or lots for a continuous period of more than 48 hours. No tractors and tractor and trailer assembly units may be parked on any of the above areas overnight. The foregoing enumeration of certain vehicle types is not intended to be exclusive, but only illustrative.

(5) No obnoxious or offensive activity, commercial or otherwise, shall be conducted in the Addition, nor shall anything be done which may be or become an annoyance or nuisance to those owning property in the Addition.

(6) No residence having a ground floor area of less than 1,200 square feet excluding garages, porches and patios shall be located on any lot; however, this restriction shall not be interpreted to preclude the location on any lot of bi-level, split-level, or tri-level residences provided that such bi-level, split-level or tri-level shall have at least 900 square feet of floor area on the main living level.

5. Easements for installation and maintenance of utilities are reserved and shown on the recorded plat of the Addition.

6. The construction of improvements in the Addition shall be completed no later than one year from and after the date upon which such construction was commenced; all lots in the Addition shall be required to plant four (4) trees at least four (4) feet in height for evergreens and at least six (6) feet in height for all other trees, within one year after construction has been completed. In addition each builder or contractor shall remove all debris and finish grade the entire lot before sale or occupancy of the dwelling. Also, as a minimum, all front yard areas shall be sodded or otherwise landscaped. If a dwelling is completed in the winter, adequate funds shall be escrowed for this purpose and no other.

7. The exterior of each home shall also be approved by the architectural committee. Generally only paints and stains of natural earth color and masonry of like colors shall be approved by the committee. In general, the repetition of like or similar home designs in a limited area will not be allowed. Builders purchasing multiple lots should select scattered sites or provide a variety of designs for adjacent lots. Approval of a single house design by the committee does not constitute its approval

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for other sites unless specific permission is secured from the committee. The owner or builder will submit plans and specifications to the committee which are adequate to establish the type, quality and appearance of the building exterior, including proposed colors. In general, the committee will encourage the buildings to blend with or compliment the natural area colors. The locations of structures on the sites and the heights shall be designed to reduce the buildings' prominence and will blend with the site as much as possible. All improvements erected in the subdivision, must be new construction only. It is the intent of the architectural committee to offer a subdivision that is of high standards and therefore all materials used in the home construction shall be of high quality and enhance the Addition's appearance. Normal tract housing design will be discouraged in the subdivision and therefore it is the suggestion of the architectural committee that all builders submit plans and specs prior to obtaining any building permits. In evaluating the plans submitted for approval, the members of the architectural committee will use the specific guidelines established in this section and the general provisions of the covenants as a basis for their actions. Should the committee disapprove the submitted plans, a conference shall be held with the owner and/or builder to outline the reasons for the disapproval. Should the members of the committee disagree in the matter of approvals, a third party shall be consulted to make the final approval or disapproval of any disputed plans. This third party shall originally be the department head of the department and bank carrying the subdivision's construction loan. This third party committee member may be changed from time to time by mutual agreement of the other two committee members. All plans and specs should be submitted to Mr. Austin J. McGreal, 100 N. Center, Casper, Wyoming. Fences in front yards shall be no higher than four (4) feet, and must be at least 75% open. Fencing of any kind in the subdivision must be of a natural wood material unless specifically approved by the architectural committee. Any damage done to sidewalks, curbs and curbwalks, during construction and thereafter, will be the responsibility of the owner or builder to replace.

8. It is the intention of the developers to make this subdivision an energy efficient development and all construction shall meet the following minimum standards:

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- (1) Exterior walls shall be constructed with a minimum R-19 insulation rating.
- (2) Ceiling insulation shall be a minimum of R-30.
- (3) Tank-type toilets will be required to be of a design that provides a maximum flush not to exceed three and a half gallons, or if a conventional toilet is used, must be equipped with an available water closet reservoir device designed to reduce the flush to three and a half gallons or less.
- (4) Water-saving shower heads to limit flow to a maximum of three and a half gallons a minute will be required in all units.
- (5) Aerators, which result in a flow reduction to approximately four gallons a minute, will be required on all kitchen sinks and lavatories.
- (6) A pressure regulator will be required on the water line serving the interior of the dwelling and shall be installed so as to effect the most practical reduction in waste water volume.

2. The committee shall not be liable in damages to any person or association submitting for approval any plans contemplated hereby, or to any owner or owners of land within the subdivision by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such plans. Any person or association, by submitting plans to the committee for approval, shall be deemed to covenant and agree not to bring any motion or suit to recover damages against the committee, its members as individuals, advisors, employees, agents, or owner of lands within the Subdivision.

10. The covenants herein contained shall be and remain in full force and effect for a period of twenty (20) years from and after the date hereof, and shall remain in force and effect thereafter for successive ten (10) year period unless by agreement of the majority of the then owners of lots or tracts in said Addition, the terms and provision hereof are changed, modified or abrogated in whole or in part at the end of the first twenty (20) year period or at the end of any succeeding ten (10) year period.

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11. In the event of the violation or attempt to violate any of the covenants herein contained, it shall be lawful for the undersigned owner, or any person hereafter owning any lot in the Addition, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate the same and therein to recover damages for such violation or attempt or at its or their option, to obtain injunctive relief, either mandatory or prohibitive, to prevent such isolation or to re-establish prior existing and unobjectionable conditions.

12. The covenants herein contained shall be binding upon the undersigned WOLF CREEK PARTNERSHIP and (ASBELLS), and upon all its successors and assigns, as to any and all of the lots in the Addition contained, and imposed upon the Addition as an obligation and charge against all the land and lots therein situate, for the benefit of the undersigned Partnership and owners, its successors and assigns, and as a general plan for the benefit of the Addition and those persons and parties who shall hereafter succeed to or otherwise acquire title to or interest in any part thereof.

IN WITNESS WHEREOF WOLF CREEK PARTNERSHIP AND W. R. ASBELL AND SUSAN E. ASBELL, have executed this instrument at Casper, Wyoming on the 1st day of Feb, 1980.

W.R. Asbell
W. R. ASBELL
Susan E. Asbell
SUSAN E. ASBELL

WOLF CREEK PARTNERSHIP
[Signature]
PARTNER

STATE OF WYOMING)
COUNTY OF NATRONA) SS.

The foregoing instrument was acknowledged before me by W.R. Asbell and Susan E. Asbell this 1st day of February, 1980.
Witness my hand and official seal

My Commission Expires: 1-25-81 [Signature]
Notary Public

