

507391

DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS,
RESERVATIONS AND EASEMENTS
FOR DUPLEX

Book 595 of Photos, Page 478

¹⁹⁸² THIS DECLARATION is made on the 8th day of February,
~~1981~~ by PACESETTER HOMES INC., a Wyoming Corporation,
hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in the City of Gillette and Caounty of Campbell, State of Wyoming, which is more particularly described on Exhibit "A" and "B", attached hereto and incorporated herein by reference, commonly known as Lot 3a and 3b Blk. 4 Valley View and lots 4a and 4b Blk. 4 Valley View, Gillette, Wyoming.

AND WHEREAS, Declarant has decided to divide said real property and the improvements located thereon into two separate parcels each containing one townhouse unit to be designated as "Parcel A" and "Parcel B" which are more particularly described on Exhibit "A" and "B".

AND WHEREAS, Declarant desires to convey Parcel A and B as separate units each with a townhouse thereon connected by a party wall to a townhouse on the other Parcel.

AND WHEREAS, Declarant desires to convey said Parcel subject to certain protective covenants, conditions, restrictions, reservations, and easements as hereinafter set forth:

NOW, THEREFORE, Declarant hereby declares that all of Parcels A and B as described above, shall be held, sold and conveyed subject to the following easements, reservations, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of the above-described real property and which shall run with the above-described real property and which shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the above-described properties, or any part thereof, and their heirs, personal representatives, administrators, successors and assigns.

ARTICLE I

PARTY WALL

(1) The wall which is constructed as a commonpart of the above-described townhouse unites and which is located between such townhouses dividing them into two separate units constitutes the party wall in question. There is one such party wall as shown on the attached surveys. It is intended that the owner of each Parcel shall own his own townhouse unit to the center of the party wall separating his unit from the other. In addition each owner shall have a cross easement as to the remaining one-half portion of the party wall separating his unit from the other. Except as is otherwise provided hereinafter, the cost of reasonable repairs and maintenance of said party wall shall be the joint expense of the owners who make use of the party wall. That is, the record owner, whether one or more persons or entities, of the fee simple title to Parcel A shall pay one-half of the expenses of maintaining and repairing the party wall separating Parcel A and Parcel B. Likewise, the record owner, whether one or more persons or entities, of the fee simple title to Parcel B shall pay one-half of the expenses of maintaining and repairing the party wall separating Parcel A and Parcel B.

(2) Notwithstanding any provisions of this Article to the contrary, the cost of repairs and maintenance of the finished surfaces of the party wall which are located within a townhouse unit shall be the sole expense of the owner of that townhouse unit.

(3) Notwithstanding any provisions of this Article to the contrary, if the party wall or any portion thereof is damaged or destroyed by any wilful or negligent act or omission or any default hereunder of the owner of one townhouse unit, such owner shall be responsible for all acts, omissions or defaults of the occupants of their particular Parcel which may affect the owner (or occupants) of the other Parcel.

(4) Notwithstanding any provision of this Article to the contrary, an owner who by his negligent or wilful acts or omissions or any defaults hereunder causes the party wall or any portion thereof to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

(5) Notwithstanding any provision of this Article to the contrary, an owner shall have the right to maintain and repair any utility installations located within the party wall, but in so doing, shall restore the party wall to its original condition at his cost.

(6) It shall be the individual responsibility of each owner (or occupant), at his own expense, to provide, as he sees fit, homeowner's insurance for fire, liability, theft and other coverage to insure against loss for his particular Parcel and the contents thereof.

(7) To the extent that damages to the party wall are covered by insurance, the full insurance proceeds shall be used and applied to repair, restore and replace said party wall. Any deficiency shall be joint expense of the appropriate owners using that party wall without prejudice however, to the right of any owner to demand a larger contribution from the other owner (or occupants) under any rule of law or equity regarding liability for negligent or wilful acts or omissions or any default hereunder.

(8) It is assumed by the Declarant that the party wall lies along the Parcel line separating Parcels A and B. Should said party wall jog away from said Parcel line, however, the owner whose townhouse unit encroaches upon the Parcel owned by the other owner shall have an easement as to such encroachment. In other words, Declarant does not warrant that the centerline of the party wall lies precisely on the dividing line between the Parcels. All future purchasers of each Parcel accept the party wall "as is" and shall not hold Declarant liable for encroachments or discrepancies in the boundary line. Furthermore, Declarant shall not be responsible for changes in the zoning, subdivision, building or health laws or changes in interpretations thereof.

ARTICLE II

Use Restrictions

(1) The townhouse units located on lots 3a and 3b block 4 Valley View and lots 4a and 4b block 4 Valley View shall be used as single family dwellings only.

(2) Each Parcel shall be conveyed as a separately designated and legally described fee simple estate, subject to the terms, and provisions hereof. Furthermore, the terms and provisions of this Declaration shall be deemed to be a part of any deed or other document affecting title to the above-described Parcels whether or not specifically mentioned in such deed or documents.

(3) No animals, livestock, or poultry of any kind shall be raised, bred or kept upon either of the Parcels; provided, that dogs, cats or other household pets may be kept so long as they are not kept, bred or maintained for any commercial purposes and so long as every owner of a pet shall maintain strict control over his pet and shall prohibit the pet from making loud disturbing noises or any other behavior reasonably annoying to the other owner (or occupants).

(4) No advertising signs (except for one per lot of not more than five square feet which may say "for Rent" or "For Sale"), no billboards, no unsightly objects, and no nuisances shall be erected, placed or permitted to remain on either Parcel, nor shall either Parcel be used in any way or for any purpose which may endanger the health, or unreasonably disturb the owner (or occupants) of the other Parcel.

(5) All rubbish, trash or garbage shall be regularly removed from each Parcel by the appropriate owner (or occupant) thereof, at their own expense, and shall not be allowed to accumulate thereon.

(6) All utilities, fixtures and equipment installed within a townhouse, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of a townhouse, shall be maintained and kept in repair by the owner thereof. An owner shall neither do any act nor perform any work that will impair any easement or hereditament nor do any act or allow any condition to exist which will adversely affect the other Parcel or its owner (or occupants).

(7) Mechanic's or materialmen's liens shall only apply to the particular Parcel which was benefitted by such labor or material. In any event, the owner (or occupants) incurring the mechanic's or materialmen's lien shall save and hold the owner of the other Parcel harmless from any liability, costs or expenses resulting from such lien.

(8) In the event of destruction of the two dwelling units or any portion thereof, each unit so destroyed shall be repaired or rebuilt at the expense of the owner of the individual unit according to an agreed uniform architectural plan, and finished as close to the original as possible. If any dwelling is only partially destroyed so that the cost of restoring one Parcel is not equal to the cost of restoring the other Parcel, then the costs of restoration shall be apportioned according to the individual costs of restoration for each unit. In the event all of the owners and all of the holders of any first mortgage or deed of trust agree, the Parcels need not be restored.

ARTICLE III

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Cross Easement For Utilities

(1) There is hereby created a blanket cross-easement upon, across, over and under lots 3a and 3b and 4a and 4b and the improvements situated thereon in favor of the owner of each said Parcel, for ingress, egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephones and electricity and for lateral and subjacent support of each unit. By virtue of this easement, it shall be expressly permissible for the companies providing utility services to erect and maintain the necessary equipment on said Parcels and to affix and maintain pipes, wires, circuits and conduits on, above, across and under the roof and exterior walls of either townhouse to serve either Parcel. Notwithstanding anything contained in this Declaration, any damages to the other owner (or occupants) pursuant to the exercise of this easement shall be repaired by the owner exercising the rights pursuant to this easement.

(2) All utility services which are presently provided to the building as a whole which contains the two townhouses and which are not presently metered separately, including if appropriate, but not limited to, water, sewer, gas and electricity, shall be divided into two equal amounts and shall be the joint expenses of the owners of the two townhouses. That is, the record owner of each Parcel, whether one or more persons or entities, shall pay one-half of all utility costs (which are not separately metered) resulting from utilities furnished to the building as a whole. This arrangement shall last only until each Parcel is individually metered at which time each owner thereafter shall pay for the particular metered utilities provided to his Parcel. Should one owner begin using a disproportionately larger amount of utilities than the other owner, the other owner may commence arbitration, pursuant to Article V of this Declaration, for a new division of said utility costs to more accurately reflect actual usage.

ARTICLE IV

Remedy for Nonpayment of Joint Expenses

(1) In the event any joint expense or any individual expense incurred by or required to be paid by one owner as provided in Articles I, II or III herein is not paid by one owner within twenty (20) days after notice of such debt, such amount may be paid by the other owner and shall, upon proper recordation with the Clerk and Recorder of the City of Gillette, county of Campbell, become a lien upon the nonpaying owner's Parcel and townhouse unit and shall continue to be such a lien until fully paid. This lien shall be subordinate to the lien of any first mortgage or deed of trust and shall be enforceable in an action at law for the collection of a debt or shall be enforceable by all methods available for the enforcement of such lien, including foreclosure by an action brought in the name of the non-defaulting owner in a like manner as a deed of trust lien on real property, at the option of the non-defaulting owner. Furthermore, the defaulting owner hereby expressly grant to the non-defaulting owner a power of sale in connection with said lien. Nothing contained herein shall require one owner to pay the expenses of another.

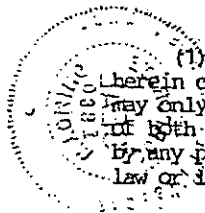
ARTICLE V
ARBITRATION

(1) In the event of any dispute arising between the owners concerning any provision of this Declaration including, but not limited to, disputes regarding repairs, exterior decoration and liens, said owner shall mutually agree in writing to the resolution of the dispute by binding arbitration. In such event, the owner desiring such arbitration shall serve upon the other owner a Notice in writing naming his choice for arbitrator and requiring the other owner within 30 days to name an arbitrator. Upon the other owner naming an arbitrator, the two arbitrators together shall choose a third arbitrator. Such arbitrators shall thereupon proceed to hear and consider the matter in accordance with the laws of the State of Wyoming and the rules of the American Arbitration Association or its successor and shall within twenty (20) days of the appointment of the third arbitrators make an award settling the dispute and advising the parties of their rights under this Declaration and directing the payment to the successful owner by the other owner of any sum that may be due and owing to such owner or directing one owner to take such action as may be required under this Declaration. Said award, if concurred in by a majority of such arbitrators, shall be final and binding upon the parties hereto. The parties may agree to name just one arbitrator to reduce expenses, The costs shall be divided equally between the parties to the arbitration.

Notices may be mailed to the street address of each townhouse unit and shall be deemed to be delivered on the date placed in the U. S. mails. Notices shall be in a stamped and properly addressed envelope.

ARTICLE VI

General Provisions



(1) This Declaration shall be perpetual and the covenants herein contained shall run with each Parcel. This Declaration may only be amended by a writing signed by the then record owners of both Parcels. The terms of this Declaration may be enforced by any present or future owner (or occupants) of either Parcel in law or in equity.

(2) Invalidation of any one of these terms or provisions by Judgment or Court Order shall not affect any other term or provision. The remaining terms and provisions shall remain in full force and effect.

(3) To the extent that they are not inconsistent with the terms or provisions of this Declaration, the general rules of law regarding party walls shall apply to the real property subject hereto.

(4) This Declaration shall be interpreted by the laws of the State of Wyoming.

(5) The singular whenever used herein shall be construed to mean the plural when applicable and the necessary grammatical changes to make the provisions hereof apply either to corporations or individuals or men or women, shall in all cases be assumed as though in each case fully expressed.

(6) The remedies set forth herein are cumulative.

(7) Whenever consent is required under this Declaration, such consent shall not be unreasonably withheld.

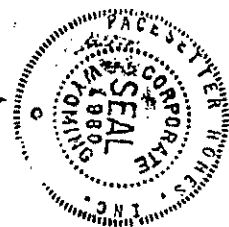
(8) An owner of a Parcel shall be responsible for the negligent or wilful acts and omissions of his occupants, family, residents, guests, agents, invitees, servants, and employees as well as defaults hereunder caused by said individuals. Said acts, omissions and defaults shall be deemed to be the acts, omissions and defaults of the owner of said Parcel.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunder set its hand and seal the date and year first above written.

Pacesetter Homes, Inc.
a Wyoming Corporation

By: [Signature]
President

By: [Signature]
Secretary

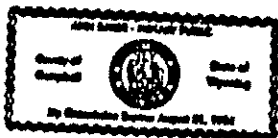


STATE OF WYOMING)
CITY OF GILLETTE) ss.
COUNTY OF CAMPBELL)

This instrument was acknowledged before me this 8th day of February, 1982 by Mark S. Greene as President and Scott R. Greene as Secretary of Pacesetter Homes, Inc., a Wyoming corporation.

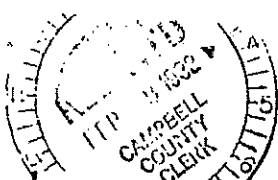
Witness my hand and official seal.

My commission expires: August 21, 1984



[Signature]
NOTARY PUBLIC

STATE OF WYOMING)
Campbell County) ss.
Filed for record this 8th day of February, A. D. 1982 at 3:50 P. M. and recorded in Book 595
of Photos on page 478 Fees \$ 14.00
[Signature] RECORDED
County Clerk and Ex-Officio Register of Deeds ABSTRACTED
INDEXED
CHECKED
By: [Signature]
Deputy



513929

DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS,
RESERVATIONS AND EASEMENTS
FOR DUPLEX

Book 621 of Photos, Page 90

THIS DECLARATION is made on the 28th day of June,
1981 by PACESETER HOMES INC., a Wyoming Corporation,
hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in the City of Gillette and County of Campbell, State of Wyoming, which is more particularly described on Exhibit "A" and "B", attached hereto and incorporated herein by reference, commonly known as Lot 1a and 1b Blk. 3 Valley View and lots 20a and 20b Blk. 4 Valley View, Gillette, Wyoming.

AND WHEREAS, Declarant has decided to divide said real property and the improvements located thereon into two separate parcels each containing one townhouse unit to be designated as "Parcel A" and "Parcel B" which are more particularly described on Exhibit "A" and "B".

AND WHEREAS, Declarant desires to convey Parcel A and B as separate units each with a townhouse thereon connected by a party wall to a townhouse on the other Parcel.

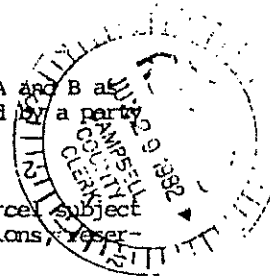
AND WHEREAS, Declarant desires to convey said Parcel subject to certain protective covenants, conditions, restrictions, reservations, and easements as hereinafter set forth:

NOW, THEREFORE, Declarant hereby declares that all of Parcels A and B as described above, shall be held, sold and conveyed subject to the following easements, reservations, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of the above-described real property and which shall run with the above-described real property and which shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the above-described properties, or any part thereof, and their heirs, personal representatives, administrators, successors and assigns.

ARTICLE I

PARTY WALL

(1) The wall which is constructed as a common part of the above-described townhouse units and which is located between such townhouses dividing them into two separate units constitutes the party wall in question. There is one such party wall as shown on the attached surveys. It is intended that the owner of each Parcel shall own his own townhouse unit to the center of the party wall separating his unit from the other. In addition each owner shall have a cross easement as to the remaining one-half portion of the party wall separating his unit from the other. Except as is otherwise provided hereinafter, the cost of reasonable repairs and maintenance of said party wall shall be the joint expense of the owners who make use of the party wall. That is, the record owner, whether one or more persons or entities, of the fee simple title to Parcel A shall pay one-half of the expenses of maintaining and repairing the party wall separating Parcel A and Parcel B. Likewise, the record owner, whether one or more persons or entities, of the fee simple title to Parcel B shall pay one-half of the expenses of maintaining and repairing the party wall separating Parcel A and Parcel B.



(2) Notwithstanding any provisions of this Article to the contrary, the cost of repairs and maintenance of the finished surfaces of the party wall which are located within a townhouse unit shall be the sole expense of the owner of that townhouse unit.

(3) Notwithstanding any provisions of this Article to the contrary, if the party wall or any portion thereof is damaged or destroyed by any wilful or negligent act or omission or any default hereunder of the owner of one townhouse unit, such owner any damage suffered by the other owner (or occupants). Owners shall be responsible for all acts, omissions or defaults of the occupants of their particular Parcel which may affect the owner (or occupants) of the other Parcel.

(4) Notwithstanding any provision of this Article to the contrary, an owner who by his negligent or wilful acts or omissions or any defaults hereunder causes the party wall or any portion thereof to be exposed to the elements, shall bear the whole cost of furnishing the necessary protection against such elements.

(5) Notwithstanding any provision of this Article to the contrary, an owner shall have the right to maintain and repair any utility installations located within the party wall, but in so doing, shall restore the party wall to its original condition at his cost.

(6) It shall be the individual responsibility of each owner (or occupant), at his own expense, to provide, as he sees fit, homeowner's insurance for fire, liability, theft and other coverage to insure against loss for his particular Parcel and the contents thereof.

(7) To the extent that damages to the party wall are covered by insurance, the full insurance proceeds shall be used and applied to repair, restore and replace said party wall. Any deficiency shall be joint expense of the appropriate owners using that party wall without prejudice however, to the right of any owner to demand a larger contribution from the other owner (or occupants) under any rule of law or equity regarding liability for negligent or wilful acts or omissions or any default hereunder.

(8) It is assumed by the Declarant that the party wall lies along the Parcel line separating Parcels A and B. Should said party wall jog away from said Parcel line, however, the owner whose townhouse unit encroaches upon the Parcel owned by the other owner shall have an easement as to such encroachment. In other words, Declarant does not warrant that the centerline of the party wall lies precisely on the dividing line between the Parcels. All future purchasers of each Parcel accept the party wall "as is" and shall not hold Declarant liable for encroachments or discrepancies in the boundary line. Furthermore, Declarant shall not be responsible for changes in the zoning, subdivision, building or health laws or changes in interpretations thereof.

ARTICLE III

Cross Easement For Utilities

(1) There is hereby created a blanket cross-easement upon, across, over and under lots 11a and 11b and 20a and 20b and the improvements situated thereon in favor of the owner of each said Parcel, for ingress, egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephones and electricity and for lateral and subjacent support of each unit. By virtue of this easement, it shall be expressly permissible for the companies providing utility services to erect and maintain the necessary equipment on said Parcels and to affix and maintain pipes, wires, circuits and conduits on, above, across and under the roof and exterior walls of either townhouse to serve either Parcel. Notwithstanding anything contained in this Declaration, any damages to the other owner (or occupants) pursuant to the exercise of this easement shall be repaired by the owner exercising the rights pursuant to this easement.

(2) All utility services which are presently provided to the building as a whole which contains the two townhouses and which are not presently metered separately, including if appropriate, but not limited to, water, sewer, gas and electricity, shall be divided into two equal amounts and shall be the joint expenses of the owners of the two townhouses. That is, the record owner of each Parcel, whether one or more persons or entities, shall pay one-half of all utility costs (which are not separately metered) resulting from utilities furnished to the building as a whole. This arrangement shall last only until each Parcel is individually metered at which time each owner thereafter shall pay for the particular metered utilities provided to his Parcel. Should one owner begin using a disproportionately larger amount of utilities than the other owner, the other owner may commence arbitration, pursuant to Article V of this Declaration, for a new division of said utility costs to more accurately reflect actual usage.

ARTICLE IV

Remedy for Nonpayment of Joint Expenses

(1) In the event any joint expense or any individual expense incurred by or required to be paid by one owner as provided in Articles I, II or III herein is not paid by one owner within twenty (20) days after notice of such debt, such amount may be paid by the other owner and shall, upon proper recordation with the Clerk and Recorder of the City of Gillette, county of Campbell, become a lien upon the nonpaying owner's Parcel and townhouse unit and shall continue to be such a lien until fully paid. This lien shall be subordinate to the lien of any first mortgage or deed of trust and shall be enforceable in an action at law for the collection of a debt or shall be enforceable by all methods available for the enforcement of such lien, including foreclosure by an action brought in the name of the non-defaulting owner in a like manner as a deed of trust lien on real property, at the option of the non-defaulting owner. Furthermore, the defaulting owner hereby expressly grant to the non-defaulting owner a power of sale in connection with said lien. Nothing contained herein shall require one owner to pay the expenses of another.

ARTICLE V
ARBITRATION

(1) In the event of any dispute arising between the owners concerning any provision of this Declaration including, but not limited to, disputes regarding repairs, exterior decoration and liens, said owner shall mutually agree in writing to the resolution of the dispute by binding arbitration. In such event, the owner desiring such arbitration shall serve upon the other owner a Notice in writing naming his choice for arbitrator and requiring the other owner within 30 days to name an arbitrator. Upon the other owner naming an arbitrator, the two arbitrators together shall choose a third arbitrator. Such arbitrators shall thereupon proceed to hear and consider the matter in accordance with the laws of the State of Wyoming and the rules of the American Arbitration Association or its successor and shall within twenty (20) days of the appointment of the third arbitrators make an award settling the dispute and advising the parties of their rights under this Declaration and directing the payment to the successful owner by the other owner of any sum that may be due and owing to such owner or directing one owner to take such action as may be required under this Declaration. Said award, if concurred in by a majority of such arbitrators, shall be final and binding upon the parties hereto. The parties may agree to name just one arbitrator to reduce expenses, The costs shall be divided equally between the parties to the arbitration.

Notices may be mailed to the street address of each town-house unit and shall be deemed to be delivered on the date placed in the U. S. mails. Notices shall be in a stamped and properly addressed envelope.

ARTICLE VI

General Provisions

(1) This Declaration shall be perpetual and the covenants herein contained shall run with each Parcel. This Declaration may only be amended by a writing signed by the then record owners of both Parcels. The terms of this Declaration may be enforced by any present or future owner (or occupants) of either Parcel in law or in equity.

(2) Invalidation of any one of these terms or provisions by Judgment or Court Order shall not affect any other term or provision. The remaining terms and provisions shall remain in full force and effect.

(3) To the extent that they are not inconsistent with the terms or provisions of this Declaration, the general rules of law regarding party walls shall apply to the real property subject hereto.

(4) This Declaration shall be interpreted by the laws of the State of Wyoming.

(5) The singular whenever used herein shall be construed to mean the plural when applicable and the necessary grammatical changes to make the provisions hereof apply either to corporations or individuals or men or women, shall in all cases be assumed as though in each case fully expressed.

(6) The remedies set forth herein are cumulative.

(7) Whenever consent is required under this Declaration, such consent shall not be unreasonably withheld.

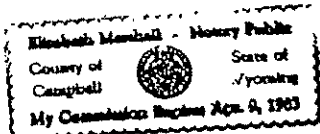
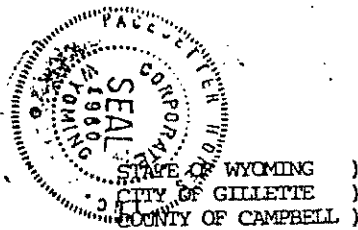
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IN WITNESS WHEREOF, the undersigned, being the Deplatant herein, has hereunder set its hand and seal the date and year first above written.

Pacesetter Homes, Inc.
a Wyoming Corporation

By: Mark S. Greene
President

By: Scott R. Greene
Secretary



This instrument was acknowledged before me this 18 day of June, 1981, by Mark S. Greene, as President, Pacesetter Homes, Inc., and Scott R. Greene, as Secretary of Pacesetter Homes, Inc., a Wyoming corporation.

Witness my hand and official seal.

My commission expires: April 9, 1983

Elizabeth Marshall
NOTARY PUBLIC

STATE OF WYOMING }
Campbell County } ss.
Filed for record this 29th day of June, A.D., 1982 at 10:40 o'clock A.M. and recorded in Book 621
of Photos on page 90 Fees \$ 14.00 **513929**
Susan E. Addison By Elizabeth Marshall
County Clerk and Ex-Officio Register of Deeds Deputy

513930

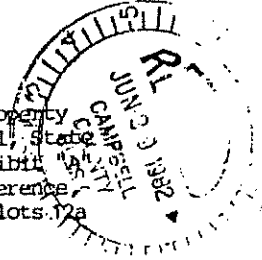
DECLARATION OF COVENANTS,
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RESERVATIONS AND EASEMENTS
FOR DUPLEX

Book 621 of Photos, Page 96

THIS DECLARATION is made on the 28th day of June,
1982 by PACESEITER HOMES INC., a Wyoming Corporation,
hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property
situated in the City of Gillette and Caounty of Campbell, State
of Wyoming, which is more particularly described on Exhibit
and "B", attached hereto and incorporated herein by reference,
commonly known as Lot 8a and 8b Blk. 4 Valley View and lots 12a
and 12b Blk. 4 Valley View, Gillette, Wyoming.



AND WHEREAS, Declarant has decided to divide said real
property and the improvements located thereon into two separate
parcels each containing one townhouse unit to be designated as
"Parcel A" and "Parcel B" which are more particularly described
on Exhibit "A" and "B".

AND WHEREAS, Declarant desires to convey Parcel A and B as
separate units each with a townhouse thereon connected by a party
wall to a townhouse on the other Parcel.

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the value and desirability of the above-described real property
and which shall run with the above-described real property and
which shall be binding upon and inure to the benefit of all
parties having any right, title, or interest in the above-
described properties, or any part thereof, and their heirs, personal
representatives, administrators, successors and assigns.

ARTICLE I

PARTY WALL

(1) The wall which is constructed as a commonpart of the
above-described townhouse unites and which is located between such
townhouses dividing them into two separate units constitutes the
party wall in question. There is one such party wall as shown on
the attached surveys. It is intended that the owner of each
Parcel shall own his own townhouse unit to the center of the
party wall separating his unit from the other. In addition each
owner shall have a cross easement as to the remaining one-half
portion of the party wall separating his unit from the other.
Except as is otherwise provided hereinafter, the cost of reason-
able repairs and maintenance of said party wall shall be the joint
expense of the owners who make use of the party wall. That is,
the record owner, whether one or more persons or entities, of the
fee simple title to Parcel A shall pay one-half of the expenses
of maintaining and repairing the party wall separating Parcel A
and Parcel B. Likewise, the record owner, whether one or more
persons or entities, of the fee simple title to Parcel B shall
pay one-half of the expenses of maintaining and repairing the
party wall separating Parcel A and Parcel B.

(2) Notwithstanding any provisions of this Article to the contrary, the cost of repairs and maintenance of the finished surfaces of the party wall which are located within a townhouse unit shall be the sole expense of the owner of that townhouse unit.

(3) Notwithstanding any provisions of this Article to the contrary, if the party wall or any portion thereof is damaged or destroyed by any wilful or negligent act or omission or any default hereunder of the owner of one townhouse unit, such owner any damage suffered by the other owner (or occupants). Owners shall be responsible for all acts, omissions or defaults of the occupants of their particular Parcel which may affect the owner (or occupants) of the other Parcel.

(4) Notwithstanding any provision of this Article to the contrary, an owner who by his negligent or wilful acts or omissions or any defaults hereunder causes the party wall or any portion thereof to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

(5) Notwithstanding any provision of this Article to the contrary, an owner shall have the right to maintain and repair any utility installations located within the party wall, but in so doing, shall restore the party wall to its original condition at his cost.

(6) It shall be the individual responsibility of each owner (or occupant), at his own expense, to provide, as he sees fit, homeowner's insurance for fire, liability, theft and other coverage to insure against loss for his particular Parcel and the contents thereof.

(7) To the extent that damages to the party wall are covered by insurance, the full insurance proceeds shall be used and applied to repair, restore and replace said party wall. Any deficiency shall be joint expense of the appropriate owners using that party wall without prejudice however, to the right of any owner to demand a larger contribution from the other owner (or occupants) under any rule of law or equity regarding liability for negligent or wilful acts or omissions or any default hereunder.

(8) It is assumed by the Declarant that the party wall lies along the Parcel line separating Parcels A and B. Should said party wall jog away from said Parcel line, however, the owner whose townhouse unit encroaches upon the Parcel owned by the other owner shall have an easement as to such encroachment. In other words, Declarant does not warrant that the centerline of the party wall lies precisely on the dividing line between the Parcels. All future purchasers of each Parcel accept the party wall "as is" and shall not hold Declarant liable for encroachments or discrepancies in the boundary line. Furthermore, Declarant shall not be responsible for changes in the zoning, subdivision, building or health laws or changes in interpretations thereof.

ARTICLE II

Use Restrictions

(1) The townhouse units located on lots 8a and 8b block 4 Valley View and lots 12a and 12b block 4 Valley View shall be used as single family dwellings only.

(2) Each Parcel shall be conveyed as a separately designated and legally described fee simple estate, subject to the terms, and provisions hereof. Furthermore, the terms and provisions of this Declaration shall be deemed to be a part of any deed or other document affecting title to the above-described Parcels whether or not specifically mentioned in such deed or documents.

(3) No animals, livestock, or poultry of any kind shall be raised, bred or kept upon either of the Parcels; provided, that dogs, cats or other household pets may be kept so long as they are not kept, bred or maintained for any commercial purposes and so long as every owner of a pet shall maintain strict control over his pet and shall prohibit the pet from making loud disturbing noises or any other behavior reasonably annoying to the other owner (or occupants).

(4) No advertising signs (except for one per lot of not more than five square feet which may say "for Rent" or "For Sale"), no billboards, no unsightly objects, and no nuisances shall be erected, placed or permitted to remain on either Parcel, nor shall either Parcel be used in any way or for any purpose which may endanger the health, or unreasonably disturb the owner (or occupants) of the other Parcel.

(5) All rubbish, trash or garbage shall be regularly removed from each Parcel by the appropriate owner (or occupant) thereof, at their own expense, and shall not be allowed to accumulate thereon.

(6) All utilities, fixtures and equipment installed within a townhouse, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of a townhouse, shall be maintained and kept in repair by the owner thereof. An owner shall neither do any act nor perform any work that will impair any easement or hereditament nor do any act or allow any condition to exist which will adversely affect the other Parcel or its owner (or occupants).

(7) Mechanic's or materialmen's liens shall only apply to the particular Parcel which was benefitted by such labor or material. In any event, the owner (or occupants) incurring the mechanic's or materialmen's lien shall save and hold the owner of the other Parcel harmless from any liability, costs or expenses resulting from such lien.

(8) In the event of destruction of the two dwelling units or any portion thereof, each unit so destroyed shall be repaired or rebuilt at the expense of the owner of the individual unit according to an agreed uniform architectural plan, and finished as close to the original as possible. If any dwelling is only partially destroyed so that the cost of restoring one Parcel is not equal to the cost of restoring the other Parcel, then the costs of restoration shall be apportioned according to the individual costs of restoration for each unit. In the event all of the owners and all of the holders of any first mortgage or deed of trust agree, the Parcels need not be restored.

Cross Easement For Utilities

(1) There is hereby created a blanket cross-easement upon, across, over and under lots 8a and 8b and 12a and 12b and the improvements situated thereon in favor of the owner of each said Parcel, for ingress, egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephones and electricity and for lateral and subjacent support of each unit. By virtue of this easement, it shall be expressly permissible for the companies providing utility services to erect and maintain the necessary equipment on said Parcels and to affix and maintain pipes, wires, circuits and conduits on, above, across and under the roof and exterior walls of either townhouse to serve either Parcel. Notwithstanding anything contained in this Declaration, any damages to the other owner or occupants pursuant to the exercise of this easement shall be repaired by the owner exercising the rights pursuant to this easement.

(2) All utility services which are presently provided to the building as a whole which contains the two townhouses and which are not presently metered separately, including if appropriate, but not limited to, water, sewer, gas and electricity, shall be divided into two equal amounts and shall be the joint expenses of the owners of the two townhouses. That is, the record owner of each Parcel, whether one or more persons or entities, shall pay one-half of all utility costs (which are not separately metered) resulting from utilities furnished to the building as a whole. This arrangement shall last only until each Parcel is individually metered at which time each owner thereafter shall pay for the particular metered utilities provided to his Parcel. Should one owner begin using a disproportionately larger amount of utilities than the other owner, the other owner may commence arbitration, pursuant to Article V of this Declaration, for a new division of said utility costs to more accurately reflect actual usage.

ARTICLE IVRemedy for Nonpayment of Joint Expenses

(1) In the event any joint expense or any individual expense incurred by or required to be paid by one owner as provided in Articles I, II or III herein is not paid by one owner within twenty(20) days after notice of such debt, such amount may be paid by the other owner and shall, upon proper recordation with the Clerk and Recorder of the City of Gillette, county of Campbell, become a lien upon the nonpaying owner's Parcel and townhouse unit and shall continue to be such a lien until fully paid. This lien shall be subordinate to the lien of any first mortgage or deed of trust and shall be enforceable in an action at law for the collection of a debt or shall be enforceable by all methods available for the enforcement of such lien, including foreclosure by an action brought in the name of the non-defaulting owner in a like manner as a deed of trust lien on real property, at the option of the non-defaulting owner. Furthermore, the defaulting owner hereby expressly grant to the non-defaulting owner a power of sale in connection with said lien. Nothing contained herein shall require one owner to pay the expenses of another.

ARTICLE V

ARBITRATION

(1) In the event of any dispute arising between the owners concerning any provision of this Declaration including, but not limited to, disputes regarding repairs, exterior decoration and liens, said owner shall mutually agree in writing to the resolution of the dispute by binding arbitration. In such event, the owner desiring such arbitration shall serve upon the other owner a Notice in writing naming his choice for arbitrator and requiring the other owner within 30 days to name an arbitrator. Upon the other owner naming an arbitrator, the two arbitrators together shall choose a third arbitrator. Such arbitrators shall thereupon proceed to hear and consider the matter in accordance with the laws of the State of Wyoming and the rules of the American Arbitration Association or its successor and shall within twenty (20) days of the appointment of the third arbitrators make an award settling the dispute and advising the parties of their rights under this Declaration and directing the payment to the successful owner by the other owner of any sum that may be due and owing to such owner or directing one owner to take such action as may be required under this Declaration. Said award, if concurred in by a majority of such arbitrators, shall be final and binding upon the parties hereto. The parties may agree to name just one arbitrator to reduce expenses, The costs shall be divided equally between the parties to the arbitration.

Notices may be mailed to the street address of each townhouse unit and shall be deemed to be delivered on the date placed in the U. S. mails. Notices shall be in a stamped and properly addressed envelope.

ARTICLE VI

General Provisions

(1) This Declaration shall be perpetual and the covenants herein contained shall run with each Parcel. This Declaration may only be amended by a writing signed by the then record owners of both Parcels. The terms of this Declaration may be enforced by any present or future owner (or occupants) of either Parcel in law or in equity.

(2) Invalidation of any one of these terms or provisions by Judgment or Court Order shall not affect any other term or provision. The remaining terms and provisions shall remain in full force and effect.

(3) To the extent that they are not inconsistent with the terms or provisions of this Declaration, the general rules of law regarding party walls shall apply to the real property subject hereto.

(4) This Declaration shall be interpreted by the laws of the State of Wyoming.

(5) The singular whenever used herein shall be construed to mean the plural when applicable and the necessary grammatical changes to make the provisions hereof apply either to corporations or individuals or men or women, shall in all cases be assumed as though in each case fully expressed.

(6) The remedies set forth herein are cumulative.

(7) Whenever consent is required under this Declaration, such consent shall not be unreasonably withheld.

(8) An owner of a Parcel shall be responsible for the negligent or wilful acts and omissions of his occupants, family, residents, guests, agents, invitees, servants, and employees as well as defaults hereunder caused by said individuals. Said acts, omissions and defaults shall be deemed to be the acts, omissions and defaults of the owner of said Parcel.

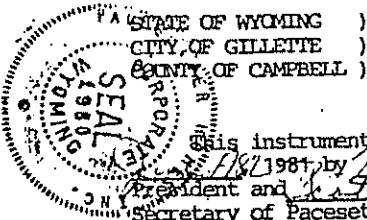
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunder set its hand and seal the date and year first above written.

Pacesetter Homes, Inc.
a Wyoming Corporation

By: Mark J. Green
President

By: Scott R. Green
Secretary

Elizabeth Marshall - Notary Public
County of Campbell State of Wyoming
My Commission Expires Apr. 9, 1983



SS.

This instrument was acknowledged before me this 28 day of June 1982 by Mark J. Green as President and Scott R. Green as Secretary of Pacesetter Homes, Inc., a Wyoming corporation.

Witness my hand and official seal.

My commission expires: April 9, 1983

Elizabeth Marshall
NOTARY PUBLIC

STATE OF WYOMING }
Campbell County } ss.
Filed for record this 29th day of June 1982 at 10:42 A.M. and recorded in Book 513930 of 621 Photos on page 96 Fees \$ 14.00
County Clerk and Ex Officio Register of Deeds Jurian E. Addison REF. REC'D ABSTRACTED INDEXED CHECKED ✓
By Deputy Elizabeth Marshall

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS AND EASEMENTS FOR DUPLEXS

515600

RECITALS

THIS DECLARATION is made on this 30th day of July 1982, by Eric Martinson, a single person, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in the City of Gillette and County of Campbell, State of Wyoming, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

AND WHEREAS, Declarant has constructed a duplex on these Lots in such a manner as to enable it to sell and convey each duplex and the land upon which it is located to separate owners.

AND WHEREAS, Declarant desires to convey said lots subject to certain protective covenants, conditions, restrictions, reservations, and easements as hereinafter set forth:

NOW, THEREFORE, Declarant hereby declares that all of said lots as described above, shall be held, sold and conveyed subject to the following easements, reservations, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of the above-described real property and which shall run with the above-described real property and which shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the above-described properties, or any part thereof, and their heirs, personal representatives, administrators, successors and assigns.

ARTICLE I

Party Walls

1. The wall which is constructed as a commonpart of the above-described duplex dividing it into two separate units constitutes the party wall in question. It is intended that the owner of each Lot shall own his own duplex unit to the center of the party wall separating his unit from the other. In addition each owner shall have a cross easement as to the remaining one-half portion of the party wall separating his unit from the other. Except as is otherwise provided hereinafter, the cost of reasonable repairs and maintenance of said party wall shall be the just expense of the owners who make use of the party wall.
2. Notwithstanding any provisions of this Article to the contrary, the cost of repairs and maintenance of the finished surface of the party walls which are located within a duplex unit shall be the sole expense of the owner of that duplex unit.
3. Notwithstanding any provisions of this Article to the contrary, if the party wall or any portion thereof is damaged or destroyed by any willful or negligent act or omission or any default hereunder of the owner of the duplex unit, such owner is responsible for any damage suffered by the other owner (or occupants). Owners shall be responsible for all acts, omissions or defaults of the occupants of their particular lot which may affect the owner (or occupants) of the other lot.
4. Notwithstanding any provision of this Article to the contrary, an owner who by his negligent or willful acts or omissions or any defaults hereunder causes the party wall or any portion thereof to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

7. Mechanic's or materialmen's liens shall only apply to the particular lot which was benefitted by such labor or material. In any event, the owner (or occupants) incurring the mechanic's or materialmen's lien shall save and hold the owner of the other lots harmless from any liability, costs or expenses resulting from such lien.

8. In the event of destruction of the two dwelling units or any portion thereof, each unit so destroyed shall be repaired or rebuilt at the expense of the owner of the individual unit according to an agreed uniform architectural plan, and finished as close to the original as possible. If any dwelling is only partially destroyed so that the cost of restoring one unit is not equal to the cost of restoring the other units, then the costs of restoration shall be apportioned according to the individual costs of restoration for each unit. In the event that all of the owners and all of the holders of any first mortgage of deed of trust agree, the units need not be restored.

ARTICLE III

Cross Easement For Utilities

1. There is hereby created a blanket cross-easement upon, across, over and under lots 14A and 14B

and the improvements situated thereon in favor of the owner of each lot, for ingress, egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephone and electricity and for lateral and subjacent support of each unit. By virtue of this agreement, it shall be expressly permissible for the companies providing utility services to erect and maintain the necessary equipment on said lots and to affix and maintain pipes, wires, circuits and conduits on, above, across and under the roof and exterior walls of the duplex to serve either unit. Notwithstanding anything containing in this Declaration, any damages to the other owner (or occupants) pursuant to the exercise of this agreement shall be repaired by the owner exercising the rights pursuant to this support.

2. All utility services which are presently provided in the building as a whole which contains two duplex units and which are not metered separately, including if appropriate, but not limited to, water, sewer, gas and electricity, shall be divided into two equal amounts and shall be the joint expenses of the owners of the two duplex units. This agreement shall last only while each unit is individually metered at which time each owner thereafter shall pay for the particular metered utilities provided to his unit. Should one owner begin using a disproportionately larger amount of utilities than the other owners, the other owners may commence arbitration, pursuant to Article VI of this Declaration, for a new division of said utility costs to more accurately reflect actual usage.

ARTICLE IV

Roofs, Gutters and Downspouts

1. With respect to each duplex unit, each owner of a lot upon which a duplex unit is erected shall bear the expense of any repairs or replacement of the roof which covers or is a part of his duplex, even if it extends over the other owners lot line.

2. With respect to each duplex unit, each owner is granted an easement in the gutters and downspouts attached to the duplex unit of the owner of a duplex unit for the purpose of collecting and discharging the water accumulating in the gutters attached to the duplex. Each owner shall keep in repair the gutters and downspouts attached to his duplex.

3. Each owner is granted an easement over that part of the continuous lot which is overhung by any part of the roof of the owner's duplex.

ARTICLE V

Remedy For Nonpayment of Joint Expenses

1. In the event any joint expense or any individual expenses incurred by or required to be paid by the owner as provided in Article I, II or III herein is not paid by one owner within twenty (20) days after notice of such debt, such amount may be paid by the other owner and shall, upon proper recordation with the Clerk and Recorder of the City of Gillette, County of Campbell, become a lien upon the nonpaying owner's lot and duplex unit and shall continue to be such a lien until fully paid. This lien shall be subordinate to the lien of any first mortgage or deed of trust and shall be enforceable in an action at law for the collection of any debt or shall be enforceable by all methods available for the enforcement of such lien, including foreclosure by an action brought in the name of the non-defaulting owner in a like manner as a deed of trust lien on real property, at the option of the non-defaulting owner. Furthermore, the defaulting owner hereby expressly grant to the non-defaulting owner a power of sale in connection with said lien. Nothing contained herein shall require one owner to pay the expense of another.

ARTICLE VI

Arbitration

1. In the event of any dispute arising between the owners concerning any provisions of this Declaration including, but not limited to, disputes regarding repairs, exterior decoration and liens, said owner shall mutually agree in writing to the resolution of the dispute by binding arbitration. In such event, the owner desiring such arbitration shall serve upon the other owner a Notice in writing naming his choice for arbitration and requiring the other owner within 30 days to name an arbitrator. Upon the other owner naming an arbitrator, the two arbitrators together shall choose a third arbitrator. Such arbitrators shall thereupon shall proceed to hear and consider the matter in accordance with the laws of the State of Wyoming and the rules of the American Arbitration Association or its successors and shall within twenty (20) days of the appointment of the third arbitrator make an award settling the dispute and advising the parties of their rights under this Declaration and directing the payment to the successful owner by the other owner of any sums that be due and owing to such owner or directing one owner to take such action as may be required under this Declaration. Said award, if concurred in by a majority of such arbitrators, shall be final and binding upon the parties hereto. The parties may agree to name just one arbitrator to reduce expenses. The cost shall be divided equally between the parties to the arbitration.

Notices may be mailed to the street address of each duplex unit and shall be deemed to be delivered on the date placed in the U.S. Mails. Notice shall be in a stamped and properly addressed envelope.

ARTICLE VII

General Provisions

1. This Declaration shall be perpetual and the covenants herein contained shall run with each lot. This Declaration may only be amended by a writing signed by the then record owners of each lot. The terms of this Declaration may be enforced by any present or future owner (or occupants) of each lot in law or in equity.

2. Invalidation of any one of these terms or provisions by Judgment or Court Order shall not affect any other terms or provisions. The remaining terms and provisions shall remain in full force and effect.

3. To the extent that they are inconsistent with the terms and provisions of this Declaration, the general rules of law regarding party walls, shall apply to the real property subject hereto.

4. This Declaration shall be interpreted by the laws of the State of Wyoming.

5. Notwithstanding any provisions of this Article to the contrary, an owner shall have the right to maintain and repair any utility installations located within the party wall, but in so doing, shall restore the party wall to its original condition at his cost.

6. It shall be the individual responsibility of each owner (or occupant), at his own expense, to provide, as he sees fit, homeowner's insurance for fire, liability, theft and other coverage to insure against loss for his particular duplex and the contents thereof.

7. To the extent that damages to this party wall are covered by insurance, the full insurance proceeds shall be used and applied to repair, restore and replace said party wall. Any deficiency shall be joint expense of the appropriate owners using that party wall without prejudice however, to the right of any owner to demand a larger contribution from the other owner (or occupants) under any rules of labor equity regarding liability for negligent or willful acts or omissions of any default hereunder.

8. It is assumed by the Declarant that the party walls lie along the lot lines separating said lots. Should said party walls jog away from said lot lines, however, the owner whose duplex unit encroaches upon the lot owned by the other shall have an easement as to such encroachment. In other words, Declarant does not warrant that the centerline of the party wall lines precisely on the dividing line between the lots. All future purchasers of each lot accept the party wall "as is" and shall not hold Declarant liable for encroachments or discrepancies in the boundary lines. Furthermore, Declarant shall not be responsible for changes in the zoning, subdivision, building or health laws or changes in interpretations thereof.

ARTICLE II

Use Restrictions

1. The duplex units located on Lots 14A and 14B
shall be used as single family dwellings only.
2. Each lot shall be conveyed as a separately designated and legally described fee simple estate, subject to the terms and provisions hereof. Furthermore, the terms and provisions of the Declaration shall be deemed to be a part of any deed or other document accepting title to the above-described lots whether or not specifically mentioned in such deed or documents.
3. No animals, livestock, or poultry of any kind shall be raised, bred or kept upon said real property; provided, that dogs, cats or other household pets may be kept so long as they are not kept, bred or maintained for any commercial purposes and so long as every owner of a pet shall maintain strict control over his pet and shall prohibit the pet from making loud disturbing noises or any other behavior unreasonably annoying to the other owner (or occupants).
4. No advertising signs (except for one per lot of not more than five square feet which may say "For Rent" or "For Sale", no billboards, no unsightly objects, and no nuisances shall be erected, placed or permitted to remain on the real property, nor shall the real property be used in any way or for any purpose which may endanger the health, or unreasonably disturb the owner (or occupants) of the other lots.
5. All rubbish, trash or garbage shall be regularly removed from each lot by the appropriate owner (or occupants) thereof, at their own expense, and shall not be allowed to accumulate thereon.
6. All utilities, fixtures and equipment installed within a duplex, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of a duplex, shall be maintained and kept in repair by the owner thereof. An owner shall neither do any act nor perform any work that will impair any easement or hereditament nor do any act or allow any conditions to exist which will affect the other lots or their owners (or occupants).

5. The singular whenever used herein shall be construed to mean the plural when applicable and the necessary gramatical changes to make the provisions hereof apply either to corporations or individuals or man or woman, shall in all cases be assumed as though in such case fully expressed.

6. The remedies set forth herein are cumulative.

7. Whenever consent is required under this Declaration, such consent shall not be unreasonably withheld.

8. An owner of each lot and duplex unit erected thereon shall be responsible for the negligent or willful acts and omissions of his occupants, family, residents, guests, agents, invitees, servants, and employees as well as defaults hereunder caused by said individuals. Said acts, omissions and defaults shall be deemed to be the acts, omissions and defaults of the owner of each lot and duplex erected thereon.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunder set his hand the date and year first above written.

Palmer A. Betterman

Palmer A. Betterman, attorney in fact for Eric Martinson, a single person

STATE OF WYOMING)
) ss.
County of Campbell)

The foregoing instrument was acknowledged before me by Palmer A. Betterman, attorney in fact for Eric Martinson this 30th day of July, 1982.

Witness my hand and official seal.

Lucille Manchester
Notary Public

My commission expires:

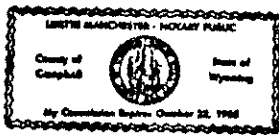


EXHIBIT "A"

Lots 14A and 14B, Block 4 of the Resubdivision of Lot 14, Block 4 of the Resubdivision of Valley View Addition to the City of Gillette, Wyoming, of Tracts 3, 4 and 5 of Blocks 3 and 4, according to the official plat thereof recorded 24 May 1982 in Book 3 of Plats, page 211 of the records of Campbell County, Wyoming.

STATE OF WYOMING)
 Campbell County) ss.
 Filed for record this 2nd day of August A.D. 1982 at 1:32 o'clock P.M. and recorded in Book 627
 of Photos on page 243 Fees \$ 14.00 **515600**
Suzanne E. Addison By Jacquelyn M. Nelson
 County Clerk and Ex-Officio Register of Deeds Deputy

RECORDED
ABSTRACTED
INDEXED
CHECKED

