

**AMENDED AND RESTATED
DECLARATION OF PROTECTIVE COVENANTS
FOR
PARADISE PARK SOUTH SUBDIVISION
SHERIDAN COUNTY, WYOMING**

THIS AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS IS MADE THIS DAY BY KELLY CRIDER, AND EDWINA HOFFER, AND EDWARD ARMSTRONG, ELECTED MEMBERS OF THE BOARD OF DIRECTORS OF PARADISE PARK SOUTH SUBDIVISION HEREINAFTER REFERRED TO AS DECLARANTS,

WITNESSETH THAT:

WHEREAS, DECLARANTS ARE THE ELECTED REPRESENTATIVES OF ALL THE OWNERS OF PARADISE PARK SOUTH SUBDIVISION, A PLATTED AND APPROVED SUBDIVISION LOCATED IN SHERIDAN COUNTY, WYOMING. THE PLAT OF PARADISE PARK SOUTH SUBDIVISION IS FILED FOR RECORD AS PARADISE PARK SUBDIVISION IN BOOK 1 OF PLATS, PAGE 102, OF THE RECORDS OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF DEEDS, SHERIDAN COUNTY, WYOMING, AND WHICH PLAT BY THIS REFERENCE IS MADE PART HEREOF IN ALL RESPECTS. THIS AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS WAS APPROVED BY A VOTE OF THE LOT OWNERS OF RECORD THIS DATE AND HEREBY REPLACES THE PROTECTIVE COVENANTS PREVIOUSLY FILED WITH THE SHERIDAN COUNTY RECORDER ON JUNE 16, 1972 IN BOOK 187, PAGE 514, NO. 609108. THE VOTE TO ADOPT AND FILE THESE AMENDED AND RESTATED PROTECTIVE COVENANTS INCLUDED VOTES TO (1) CHANGE THE NAME OF THE SUBDIVISION TO PARADISE PARK SOUTH SUBDIVISION; (2) CHANGE THE NAME OF THE CURRENTLY SERVING ARCHITECTURAL CONTROL COMMITTEE TO: BOARD OF DIRECTORS.

WHEREAS, THESE PROTECTIVE COVENANTS ARE IMPOSED UPON THE SUBDIVISION LANDS AS AN OBLIGATION OR CHARGE AGAINST THE SAME FOR THE BENEFIT OF EACH AND EVERY LOT IN THE PARADISE PARK SOUTH SUBDIVISION AND THE OWNER OR OWNERS THEREOF. EACH AND EVERY OWNER OF LAND IN THIS SUBDIVISION SHALL HAVE A RIGHT TO ENFORCE THE FOLLOWING PROTECTIVE COVENANTS, WHICH ARE IMPOSED UPON EACH AND EVERY LOT IN THE PARADISE PARK SOUTH SUBDIVISION.

(1)

PURPOSE OF PROTECTIVE COVENANTS. IT IS THE INTENTION OF THE DECLARANTS THAT THE LANDS LOCATED WITHIN PARADISE PARK SOUTH SUBDIVISION BE DEVELOPED AND MAINTAINED AS A HIGHLY DESIRABLE RURAL RESIDENTIAL AREA. THE PURPOSE OF THESE PROTECTIVE COVENANTS IS TO ENSURE THAT THE PRESENT NATURAL BEAUTY, NATIVE SETTING, AND SURROUNDINGS WILL BE PROTECTED AND PRESERVED INSOFAR AS POSSIBLE, CONSISTENT WITH THE USES AND STRUCTURES PERMITTED BY THIS DECLARATION.

(2)

LOTS AFFECTED. THESE PROTECTIVE COVENANTS SHALL AFFECT AND BE BINDING UPON LOTS 12 - 35 AND ANY RESUBDIVISIONS THEREOF, INCLUSIVE, AND SHALL BE BINDING UPON ALL LOTS CONTAINED IN ANY ADDITIONS TO OR ENLARGEMENTS OF PARADISE PARK SOUTH SUBDIVISION.

(3)

PARADISE PARK SOUTH SUBDIVISION BOARD OF DIRECTORS. THE SUBDIVISION SHALL HAVE A BOARD OF DIRECTORS CONSISTING OF THREE MEMBERS. BOARD MEMBERS MUST BE LOT OWNERS. BEGINNING WITH THE 2003 ANNUAL MEETING THE BOARD SHALL BE SELECTED IN THE FOLLOWING MANNER:

- A) ONE (1) LOT OWNER TO BE ELECTED TO A 1 YEAR TERM ON THE BOARD OF DIRECTORS
- B) TWO (2) LOT OWNERS TO BE ELECTED TO A 2 YEAR TERM ON THE BOARD OF DIRECTORS

BEGINNING WITH THE 2004 ANNUAL MEETING AND EACH AND EVERY YEAR THEREAFTER, UNLESS OTHERWISE CHANGED BY AMENDMENT TO THESE PROTECTIVE COVENANTS BY AN AFFIRMATIVE VOTE OF 75% OF THE LOTS, ELECTIONS FOR THE BOARD OF DIRECTORS SHALL BE CONDUCTED AS FOLLOWS:

- A) EACH YEAR AT THE ANNUAL MEETING ONE (1), OR TWO (2) LOT OWNER(S) ARE TO BE ELECTED TO A 2 YEAR TERM ON THE BOARD OF DIRECTORS. THE NUMBER OF LOT OWNERS TO BE ELECTED WILL BE DETERMINED BY THE NUMBER OF EXPIRING TERMS ON THE BOARD OF DIRECTORS.

THE LOT OWNER(S) GETTING THE MOST VOTES SHALL BE ELECTED. EACH LOT SHALL HAVE ONE VOTE IN ANY ELECTION OR OTHER BUSINESS REQUIRING A VOTE OF THE LOT OWNERS. ALL ACTION BY THE BOARD OF DIRECTORS SHALL BE BY MAJORITY VOTE. UPON THE DEATH OR RESIGNATION OF ANY BOARD MEMBER, THE REMAINING MEMBERS OF THE BOARD SHALL HAVE THE AUTHORITY TO DESIGNATE A SUCCESSOR WHO SHALL REMAIN ON THE BOARD FOR THE DURATION OF THE TERM OF THE INDIVIDUAL BEING REPLACED. THE BOARD OF DIRECTORS SHALL APPOINT ONE LOT OWNER TO ACT AS SECRETARY-TREASURER OF THE SUBDIVISION. THE SECRETARY-TREASURER SHALL MAINTAIN THE BANK ACCOUNT(S) OF THE SUBDIVISION AND COLLECT ALL ASSESSMENTS AND DUES DIRECTED BY THE BOARD OF DIRECTORS. THE SECRETARY-TREASURER SHALL KEEP MINUTES OF THE ANNUAL AND SPECIAL MEETINGS OF THE SUBDIVISION.

YEAR AS USED IN THIS SECTION SHALL BE DEFINED AS THE PERIOD BETWEEN EACH ANNUAL MEETING OF THE PARADISE PARK SOUTH SUBDIVISION.

(4)

MEETINGS. THE BOARD OF DIRECTORS SHALL CONDUCT AN ANNUAL MEETING OF THE SUBDIVISION IN THE MONTH OF APRIL OR MAY OF EACH YEAR. NOTICES OF THE ANNUAL MEETING SHALL BE MAILED TO ALL LOT OWNERS AT THEIR LAST KNOWN ADDRESS AT LEAST THIRTY (30) DAYS PRIOR TO THE MEETING. THE BOARD OF DIRECTORS MAY ALSO, AT THEIR DISCRETION, CONDUCT SPECIAL MEETINGS BY GIVING A MINIMUM SEVEN (7) DAY NOTICE TO THE LOT OWNERS. THE NOTICE OF ANNUAL OR SPECIAL MEETINGS SHALL ADVISE LOT OWNERS OF THE ANTICIPATED BUSINESS TO BE CONDUCTED AT THE MEETING AND SHALL CONTAIN A PROXY STATEMENT FOR THE LOT OWNER TO COMPLETE AND RETURN IN THE EVENT THE LOT OWNER IS UNABLE TO ATTEND THE ANNUAL OR SPECIAL MEETING IN PERSON.

(5)

DUES AND ASSESSMENTS. THE BOARD OF DIRECTORS SHALL AUTHORIZE ANNUAL DUES NOT TO EXCEED \$50.00 TO BE PAID BY ALL OF THE LOTS OF PARADISE PARK SOUTH SUBDIVISION TO FUND THE COSTS INCURRED IN THE OPERATION OF THE SUBDIVISION. SPECIAL ASSESSMENTS MAY BE REQUESTED BY THE BOARD OF DIRECTORS AND ASSESSED WHEN APPROVED BY 75% OF THE LOTS.

(6)

USE OF LOTS. THE PRIMARY USE OF ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENTIAL AND ASSOCIATED RECREATIONAL PURPOSES. NO MANUFACTURING OR COMMERCIAL ENTERPRISE(S) SHALL BE MAINTAINED ON, IN FRONT OF, OR IN CONNECTION WITH THE LANDS IN THIS SUBDIVISION. EXCEPT LANDS OF THIS SUBDIVISION MAY BE USED FOR HOME OCCUPATIONS. A HOME OCCUPATION IS A USE: (A) CLEARLY INCIDENTAL TO OR SECONDARY TO THE RESIDENTIAL USE OF THE DWELLING ON THE PROPERTY; (B) CARRIED ON BY ONE OR MORE OF THE OCCUPANTS OF THE DWELLING; (C) DOES NOT DISPLAY OR CREATE OUTSIDE THE DWELLING ANY EXTERIOR EVIDENCE OF THE OPERATION OF THE HOME OCCUPATION EXCEPT ONE IDENTIFICATION SIGN NOT MORE THAN ONE SQUARE FOOT IN AREA; AND (D) DOES NOT INVOLVE THE OPERATION OF A STORE, THE ON-SITE SALE OF MERCHANDISE, OR THE KEEPING OF STOCK IN TRADE.

EXAMPLES OF PERMITTED HOME OCCUPATION USES ARE: PROFESSIONAL OFFICES; ART, MUSIC, DANCE OR PHOTOGRAPHIC STUDIOS; BEAUTY SHOPS; PET GROOMING SHOPS; AND COMPANION ANIMAL TRAINING.

WRITTEN PERMISSION MUST BE OBTAINED FROM THE BOARD OF DIRECTORS OF THE PARADISE PARK SOUTH SUBDIVISION PRIOR TO COMMENCING THE HOME OCCUPATION

THE INCIDENTAL SALE OF EXCESS HAY HARVESTED FROM WITHIN THE SUBDIVISION LOTS WILL BE ALLOWED.

(7)

BUILDINGS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING WITH NECESSARY GARAGE OR OUT BUILDINGS. ALL BUILDINGS, CORRALS, WATER FACILITIES AND OTHER STRUCTURES FOR KEEPING LIVESTOCK, FOR FAMILY RECREATION PURPOSES, SHALL BE PERMITTED ON ANY TRACT. EVERY EFFORT SHALL BE MADE TO KEEP SUCH STRUCTURES ATTRACTIVE AND PAINTED AND CONCEALED FROM GENERAL VIEW TO THE EXTENT POSSIBLE.

NO BUILDINGS SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLOT PLAN SHALL HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS OR THEIR ASSIGNEE.

THE PRINCIPAL DWELLING SHALL HAVE A MINIMUM FULLY ENCLOSED GROUND AREA DEVOTED TO LIVING PURPOSES OF 1,000 SQUARE FEET, EXCLUSIVE OF PORCHES, TERRACES, AND GARAGE. EXCEPT THAT WHERE THE SAID PRINCIPAL DWELLING IS A 1 ½ OR 2-STORY DWELLING, THE MINIMUM MAY BE REDUCED TO 900 SQUARE FEET OF GROUND FLOOR AREA, PROVIDED THAT THE TOTAL LIVING AREA OF THE 1 ½ OR 2-STORY IS NOT LESS THAN 1,500 SQUARE FEET. A TRI-LEVEL DWELLING SHALL HAVE A MINIMUM OF 1,400 SQUARE FEET OF FINISHED LIVING AREA ON THE TWO UPPER LEVELS.

NO DWELLING SHALL BE OCCUPIED UNTIL THE EXTERIOR CONSTRUCTION IS ENTIRELY COMPLETED.

ONLY NEW CONSTRUCTION WILL BE ALLOWED; NO USED BUILDINGS AND NO METAL BUILDINGS THAT DO NOT, THROUGH THEIR APPEARANCE, ENHANCE THE ENVIRONMENTAL SURROUNDINGS, WILL BE ALLOWED. THE BOARD OF DIRECTORS MUST APPROVE OR DISAPPROVE STRUCTURES OF THIS TYPE.

NO BUILDING MATERIAL SHALL BE STORED ON ANY LOT FOR A PERIOD OF LONGER THAN NINETY (90) DAYS UNLESS SUBSTANTIAL CONSTRUCTION IS ACTUALLY IN PROGRESS

(8)

STRUCTURES. NO STRUCTURE OF A TEMPORARY CHARACTER, TENT, SHACK, GARAGE, BARN, MOBILE HOME, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

NOTE: A MOBILE HOME IS DEFINED AS A LIVING UNIT, MANUFACTURED WITH AN INTEGRAL TOWING DEVICE OR WHEELS. IF THE UNIT IS MANUFACTURED WITH AN INTEGRAL TOWING DEVICE OR WHEELS, IT DOES NOT LOSE ITS STATUS AS A MOBILE HOME BY THE REMOVAL OF THE DEVICE OR WHEELS. THIS RESTRICTION SHALL NOT PREVENT THE TEMPORARY PARKING AND OCCASIONAL USE OF A CAMPING TRAILER OR MOTOR HOME IN THE SUBDIVISION AS LONG AS THE UNIT IS NOT USED AS A PERMANENT RESIDENCE. OCCASIONAL USE AS USED IN THIS NOTE SHALL MEAN A TOTAL OF NOT MORE THAN 14 DAYS IN ANY ONE CALENDAR YEAR UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE BOARD OF DIRECTORS PRIOR TO EXCEEDING THE PRESCRIBED LIMIT.

(9)

SETBACKS. NO BUILDING SHALL BE LOCATED ON ANY BUILDING PLOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, OR NEARER THAN 50 FEET TO AN INTERIOR BUILDING PLOT LINE OR REAR LOT LINE. FOR THE PURPOSE OF THESE COVENANTS, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A BUILDING PLOT TO ENCROACH UPON ANOTHER BUILDING PLOT.

(10)

ANIMALS-LIVESTOCK. NO ANIMALS, LIVESTOCK OR POULTRY SHALL BE RAISED, BRED OR KEPT FOR ANY COMMERCIAL PURPOSE ON ANY TRACT. LARGE-BREED ANIMALS (HORSES, MULES, CATTLE, ETC) SHALL BE LIMITED TO ONE ANIMAL PER ACRE OF GRAZING LAND AVAILABLE ON EACH LOT THE ANIMAL(S) ARE TO BE MAINTAINED UPON.

THE APPROVAL OF THE BOARD OF DIRECTORS IS EXPRESSLY REQUIRED FOR THE ERECTION AND MAINTENANCE OF BUILDINGS FOR LIVESTOCK.

(11)

MAINTENANCE OF LOTS. ALL LOTS SHALL BE MAINTAINED IN AN ORDERLY MANNER. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. WASTE AND REFUSE ARE TO BE KEPT IN CLOSED CONTAINERS APPROPRIATELY SCREENED FROM PUBLIC VIEW AND SHALL BE MOVED TO A PUBLIC DUMP AT TIME OF DISPOSAL.

(12)

FIRES. NO OPEN FIRES SHALL BE PERMITTED WITH THE EXCEPTION OF TIMELY AND SAFE BURNING OF ENCLOSED CAMPFIRE, IRRIGATION DITCHES, ROADSIDES, PASTURES, BRUSH, AND/OR LEAVES.

(13)

VEHICLES AND EQUIPMENT. NO DERELICT, NON-FUNCTIONAL, UNREGISTERED OR ABANDONED VEHICLE, BOAT, EQUIPMENT OR DEVICE SHALL BE EXPOSED ON ANY LOT.

(14)

NOXIOUS OR OFFENSIVE ACTIVITY. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE OWNER OF ANY OTHER PORTION OF THE SUBDIVISION.

(15)

FENCES. ANY FENCE RECONSTRUCTION OR NEW FENCE CONSTRUCTION MUST BE AS FOLLOWS: STEEL, TREATED OR PAINTED WOODEN POLES OR POSTS. IF POLES ARE USED THEY SHOULD BE PEELED AND ONLY NEW WIRE SHOULD BE USED. ANY NEW FENCING MUST BE AESTHETICALLY CONSISTENT WITH THE EXISTING RURAL RESIDENTIAL SURROUNDINGS AND SHALL BE APPROVED IN WRITING BY THE BOARD OF DIRECTORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

(16)

SIGNS. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT; ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, OR RENT; OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

(17)

RESUBDIVISIONS. NO RESIDENTIAL LOT AS SHOWN ON THE PLAT OF PARADISE PARK SOUTH SUBDIVISION SHALL BE RESUBDIVIDED INTO LOTS OF LESS THAN FIVE (5) ACRES. ALL SUCH RESUBDIVISIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THESE COVENANTS AND SHALL COMPLY WITH THE RULES, REGULATIONS, AND LAWS OF THE STATE OF WYOMING, COUNTY OF SHERIDAN.

(18)

WELLS. ALL DOMESTIC WATER WELLS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY SEWER LEACH FIELD AND A MINIMUM OF 50 FEET FROM ANY PROPERTY LINE.

(19)

SEWER SYSTEMS. ALL SEWER SYSTEMS MUST COMPLY WITH PUBLIC HEALTH STANDARDS. ALL SEWER SYSTEMS SHALL BE PLACED A MINIMUM OF 50 FEET FROM ANY PROPERTY LINE. AT ANY TIME THAT A CENTRAL SEWER SYSTEM SHOULD BECOME AVAILABLE TO THE PARADISE PARK SOUTH SUBDIVISION ALL TRACT OWNERS IN THE SUBDIVISION WILL BE REQUIRED TO CONVERT AND SUBSCRIBE TO THAT SERVICE.

(20)

WATER RIGHTS AND IRRIGATION EASEMENTS. WATER RIGHTS AND IRRIGATION EASEMENTS SHALL BE SUBJECT TO THE RULES, REGULATIONS, AND LAWS OF THE STATE OF WYOMING, COUNTY OF SHERIDAN.

(21)

EASEMENTS AND RIGHTS OF WAY. EASEMENTS AND RIGHTS-OF-WAY HEREINAFTER DESCRIBED ARE RESERVED IN THIS SUBDIVISION FOR POLES, WIRES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONES, SEWER, WATER OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND AGRESS AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR:

EASEMENTS 20' IN WIDTH ARE HEREBY RESERVED UNTO THE DECLARANTS OR THEIR SUCCESSORS ALONG THE FOLLOWING DESCRIBED PROPERTY: TEN FEET (10') ON EITHER SIDE OF ALL LOT LINES RUNNING NORTH-SOUTH AND EAST-WEST OF LOTS 12 - 35 INCLUDING RESUBDIVISIONS THEREOF AND ON ALL PUBLIC ROADS AS SHOWN ON THE PLAT OF PARADISE PARK SOUTH SUBDIVISION.

DECLARANTS HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, PERPETUAL EASEMENTS ACROSS SUCH LAND IN THE PARADISE PARK SOUTH SUBDIVISION, ALONG ALL IRRIGATION AND DRAINAGE SWALES AND DITCHES PRESENTLY IN EXISTENCE (OR HEREAFTER CONSTRUCTED OR CONFINED WITH THE CONSENT OF THE LAND OWNERS ACROSS WHICH THE WATER FLOWS) FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, AND OPERATION OF THE DITCHES FOR PROPER IRRIGATION AND DRAINAGE OF ALL MEADOW LANDS OR ANY LOTS OR TRACTS THEREIN. DECLARANTS SIMILARLY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO IRRIGATE AND GO ON ALL SUCH LANDS AT REASONABLE TIMES, FOR THE PURPOSE OF PRESERVING AND MAINTAINING THE NATURAL BEAUTY.

(22)

UTILITIES. THE UTILITY COMPANY WILL PROVIDE FOR THE INSTALLATION OF THE UTILITIES TO A POINT ADJACENT TO EACH TRACT. THE OWNER OF EACH TRACT SHALL BE RESPONSIBLE FOR INSTALLING THE UTILITIES ON THEIR TRACT, SAID INSTALLATION TO BE AT THE EXPENSE OF THE OWNER OF SUCH TRACT. ALL UTILITIES WHICH ARE PROVIDED UNDERGROUND TO THE LOTS SHALL BE CONTINUED UNDERGROUND BY EACH LOT OWNER.

(23)

ROADS. ALL ROADS WITHIN THE SUBDIVISION, OTHER THAN STATE, COUNTY, OR CITY DEDICATED AND MAINTAINED ROADS, ARE TO BE MAINTAINED, IMPROVED AND REPAIRED WHEN NECESSARY BY ALL ADJACENT TRACT OWNERS ON AN EQUAL SHARE-OF-THE-COST BASIS.

(24)

CULVERTS. CULVERTS SHALL BE A MINIMUM OF 15 INCHES DIAMETER THAT ALLOW FOR MERGING DRIVEWAYS INTO STATE, COUNTY, OR CITY APPROVED ROADS AND ACROSS ROAD BARROW PITS.

(25)

TOWERS OR ANTENNAE. NO TOWERS OR RADIO OR TELEVISION ANTENNAE HIGHER THAN 20 FEET ABOVE THE HIGHEST ROOF LINE OF THE DWELLING HOUSE SHALL BE ERECTED.

(26)

APPROVAL OF CONSTRUCTION PLANS. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT, AND NO CONSTRUCTION OR ALTERATION SHALL BE COMMENCED ON ANY LOT, UNTIL THE CONSTRUCTION PLANS, PLOT PLAN, SCHEDULE OF EXPECTED START AND COMPLETION, AND SPECIFICATIONS HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS OF THE PARADISE PARK SOUTH SUBDIVISION.

(27)

ENFORCEMENT OF COVENANTS. THE BOARD OF DIRECTORS OF THE PARADISE PARK SOUTH SUBDIVISION SHALL HAVE THE AUTHORITY TO DETERMINE COMPLIANCE WITH, INTERPRET AND ENFORCE THE COVENANTS CONTAINED HEREIN, AND TO ALLOCATE AND ASSESS COSTS FOR THE IMPROVEMENT, MAINTENANCE, AND REPAIR OF THE IRRIGATION SYSTEM.

UPON THE VIOLATION OF ANY COVENANT, OR UPON FAILURE TO PAY ANY ASSESSMENT, WRITTEN NOTICE OF SUCH VIOLATION OR FAILURE SHALL BE DIRECTED TO THE VIOLATOR, WHO SHALL HAVE TEN DAYS AFTER RECEIPT OF THE SAID NOTICE TO CORRECT THE VIOLATION AND/OR PAY THE ASSESSMENT DUE. IF SAID VIOLATION IS NOT CORRECTED OR PAYMENT IS NOT MADE WITHIN SUCH TEN DAY PERIOD, THE BOARD OF DIRECTORS OF THE PARADISE PARK SOUTH SUBDIVISION MAY ENTER THE VIOLATOR'S PREMISES AND CORRECT THE VIOLATION AT THE VIOLATOR'S EXPENSE. IN ADDITION TO THE COST OF CORRECTING THE VIOLATIONS OF COVENANTS, THE VIOLATOR MAY BE ASSESSED DAMAGES AT THE RATE OF \$50.00 PER DAY FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TEN DAY NOTICE PERIOD.

AT ITS DISCRETION, THE BOARD OF DIRECTORS MAY EXTEND THE PERIOD FOR COMPLIANCE WITH A COVENANT VIOLATION IF IT IS CONVINCED REASONABLE STEPS ARE BEING TAKEN TO CORRECT THE VIOLATION. IN THE EVENT SUIT IS REQUIRED TO COLLECT ANY SUMS DUE OR TO ENJOIN THE VIOLATION OF ANY OF THE COVENANTS CONTAINED HEREIN, THE VIOLATOR, IN ADDITION TO ANY OF THE OTHER PENALTIES PROVIDED HEREIN OR WHICH MAY BE ASSESSED BY A COURT, SHALL BE LIABLE FOR ALL ATTORNEYS FEES AND COSTS INCURRED BY THE BOARD.

- PAGE 8 -

151

(28)

VARIANCES. THE BOARD OF DIRECTORS SHALL HAVE THE RIGHT TO VARY THE LIMITATIONS PROVIDED BY THESE RESTRICTIONS AND COVENANTS IN ITEMS: (7) SQUARE FOOTAGE OF DWELLINGS; (9) SETBACKS; (16) SIGNS; (25) TOWERS & ANTENNAE; TO THE EXTENT OF 10% OF THE REQUIREMENTS. VARIANCES BEYOND THE AFOREMENTIONED 10% WILL REQUIRE THE APPROVAL OF 75% OF THE LOTS.

(29)

AMENDMENTS TO OR ALTERATION OF PROTECTIVE COVENANTS. THESE RESTRICTIONS AND COVENANTS MAY BE AMENDED OR ALTERED AT ANY TIME UPON THE APPROVAL OF 75% OF THE LOTS IN PARADISE PARK SOUTH SUBDIVISION.

(30)

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME, SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY 75% OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE COVENANTS IN WHOLE OR IN PART.

(31)

IN THE EVENT ANY ONE OF THE COVENANTS OR RESTRICTIONS CONTAINED HEREIN IS INVALIDATED BY A JUDGEMENT OR COURT ORDER, THE REMAINING PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE DECLARANT HAS EXECUTED THIS "AMENDED AND RESTATED
DECLARATION OF PROTECTIVE COVENANTS FOR PARADISE PARK SOUTH SUBDIVISION"

THIS 17 DAY OF Feb, 2003.

PARADISE PARK SUBDIVISION

BY: [Signature]
MEMBER, BOARD OF DIRECTORS

[Signature]
MEMBER, BOARD OF DIRECTORS

[Signature]
MEMBER, BOARD OF DIRECTORS

STATE OF WYOMING]
] SS.
COUNTY OF SHERIDAN]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS 17th DAY OF FEB, 2003

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-31-03