

CASPER MOBILE ACRES

The following restrictions shall apply to all conveyances made of any and all lots contained in Casper Mobile Acres:

1. The lots as presently platted shall not be further subdivided into any smaller lots.
2. The use of all lots are restricted to a single family residence only, together with separate or connected garage and/or shop, for private use.
3. The construction of stables, barns, chicken houses, or other outbuildings connected with animal care is hereby prohibited. PROVIDED HOWEVER, that there may be constructed upon each lot a house for cats and dogs.
4. No fowl or animals shall be kept upon any of the lots herein except that domestic cats and domestic dogs may be kept upon each lot.
5. The exterior of any permitted building commenced upon any lot herein shall be completed within nine (9) months after such commencement.
6. Setback line shall be at least fifteen (15) feet back from the lot line to any structure upon the lot with the exception of a fence of not over thirty-six (36) inches in height. Setback lines for side yard shall be seven feet six inches (7' 6") from the lot line to any structure and nine (9) feet on side streets, except a fence of not more than thirty-six (36) inches in height. Setback lines for backyard shall be twenty (20) feet from the lot line to any structure except a fence of not more than thirty-six (36) inches in height. These setbacks do not apply to Block 1, 2 and 3 of said Casper Mobile Acres.
7. All permitted building construction upon said lots located in Blocks 14, 15, 16, 17 and 18 shall be equal to or exceed Federal Housing Authority specifications.
8. Mobile Homes placed on Casper Mobile Acres will contain a minimum of three hundred twenty (320) square feet.
9. All Mobile Homes will be skirted within forty five (45) days after set up. Skirting will be of corrugated fiberglass, metal or a decorative block.
10. Building on to a Mobile Home for purpose of additional living area is prohibited. Provided however that there may be a carport or covered patio attached to the Mobile Home. The attached carport or patio will be built in such a manner that it is architecturally attractive and beautifying to the Mobile Home.
11. In the event of suit or action or other enforcement is required to enforce the terms hereof, the prevailing party shall be allowed reasonable attorney's fees.
12. 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 neighborhood.
13. No structure of any temporary character, basement, tent, shack, garage, barn, or any other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
14. 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 Thirty years from the date these covenants are recorded, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Dated this 29th day of April, 1966
CASPER MOBILE ACRES

James H. Casper / President

Properly notarized by E. C. Hicks, Jr., April 29, 1966