



First American Title™

**These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.**

*Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.*



(4) Bi-level structures shall have a minimum of 1,200 square feet on the upper level.

I. An easement is reserved over the rear 10 feet of each lot in blocks one, two and three of said addition for utility installations and maintenance, and a trespass easement over any part of each lot is reserved for the use and benefit of personnel of those utility companies which have installations in the rear lot areas for purposes of access to the utility area for installation, removal and maintenance of utility facilities. Said lot owner shall maintain the surface of the easement. No lot owner shall erect or maintain any pole of such a nature as to in any way detract from the aesthetic well-being of the addition.

J. No building shall be erected, placed or altered on building plot in this addition until building plans, specifications and plot of plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the neighborhood, as to location of the building with respect to topography and finished ground level by members of the Board of Directors of Quad Development, Inc. or a committee nominated and appointed by such Board of Directors. In the event of the death or resignation of any member of said Board or committee, the member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event of the death or resignation of two or more members of the committee, the lot and plot owners shall elect new committee members to succeed those who have died or resigned, each lot owner having one vote for each lot owned. In the event that the said committee fails to approve or disapprove such design and location within 30 days after said plans have been submitted to it, and if no suit to enjoin the erection of such buildings or making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant shall be deemed to have been fully complied with. Neither the members of this committee, or its successors, shall be entitled to receive any compensation for services performed under this covenant.

K. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning real estate situated in said addition to prosecute proceeding at law or equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages for such violation.

L. No lot owner may plant nor cause to be planted cottonwood trees, except cottonless cottonwood trees.

M. There shall be no garbage containers outside the dwelling or front yard fencing, except during hours of garbage pickup designated by the proper authorities in blocks one, two, and three of said addition. In the remaining areas of the said addition where alleys are provided, City of Laramie, State of Wyoming, requirements shall be complied with.

N. 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 sale period.

O. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

P. No portion of any building shall be constructed on or project over any portion of the utility easement.

Q. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 1, 2013, at which time the said covenants shall automatically extend for successive periods of ten years each unless by vote of a majority of the then owners of the lots, each owner being entitled to one vote for each lot owned, it is agreed to change said covenants in whole or in part.

R. In the event a lot owner applies for a State of Wyoming or a City of Laramie solar rights permit, the lot owner shall secure permission in writing from the adjoining lot owners before seeking said solar permit. The property rights of the adjoining lot owners shall not be infringed upon by the solar permit and these covenants shall be complied with.

S. No antenna or disc shall be constructed or erected on any lot which is visible from any adjoining street.

T. Invalidation of any of these covenants by judgment or court order shall in no wise effect any of the other provisions of these covenants, which shall remain in full force and effect.

IN WITNESS WHEREOF, Quad Development, Inc., has caused these presents to be signed by its President and its corporate seal affixed this 9 day of JUNE, 1983.



ATTEST:

Arnold E. Johnson  
Secretary

QUAD DEVELOPMENT, INC.  
1220 Bill Nye Avenue  
Laramie, WY 82070

BY:

Carroll S. T. D. A.  
President