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RESTRICTIONS AND PROTECTIVE COVENANTS

250/19
DEAVER'S

I. PREAMBLE AND GENERAL PROVISIONS

J. Emory Deaver and Alice Deaver, husband and wife, being the owners in fee simple of the lots hereinafter described in Deaver's Addition to the City of Laramie, Albany County, Wyoming, and Donald M. Bunn and Boris L. Bunn, husband and wife, the contract purchasers of said lots, do hereby make this declaration of protective covenants applicable to all of said described property.

The Restrictions and covenants hereinafter set out are to run with the land and shall be binding upon all parties and persons owning said lots or claiming them for a period of twenty years from the recording date of these restrictions and covenants, after which time said restrictions and covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to amend said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain violation or to recover damages.

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

II. RESTRICTIONS AND PROTECTIVE COVENANTS

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21 and 22 in Block One (1) and Lots 1, 2, 3, 4, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21 and 22 in Block Two (2) in Deaver's Addition to the City of Laramie, Albany County, Wyoming are hereby declared to be lots covered by these protective and restrictive covenants.

Land Use and Building Type

No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one-family dwellings. No trailer, tent, shack, barn, temporary building, outbuildings, guest house or any house trailer or mobile homes, except for licensed vacation trailers, modular homes, except new modular homes, shall be erected, used or permitted to remain on any of the lots. No garage shall be constructed except as an integral part of the residence. No basement shall be used as a temporary or permanent residence.

Structure and Size

No structure shall be permitted on any lot which the ground floor area of the main structure, exclusive of awnings, cornices, canopies, porches and garages, is less than 800 square feet in the case of a one-story structure. No structure shall be two or more stories in height, except a tri-level and split entry bi-level house. No structures of any kind that have been used in another location shall be moved onto any lot. No structures of any kind shall be constructed or partially constructed from previously used material except wood brick or stone, where such material shall be exposed after structure is completed.

Signs

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five feet square advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Dated this 27th day of February, 1976.

J. Emory Deaver
Alice Deaver
Donald M. Bunn
Boris L. Bunn

STATE OF WYOMING)
COUNTY OF ALBANY) ss.

The foregoing was acknowledged before me by J. Emory Deaver, Alice Deaver, Donald M. Bunn and Boris L. Bunn this 27th day of February, 1976.

Witness my hand and official seal.

William E. Bether
Notary Public

