



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.*

No. 527699 Filed for record this 5th day  
of April, 1967, at 11:40 o'clock A.M.

CORRECTIVE RESTRICTIVE AND PROTECTIVE COVENANTS  
FOR HIGHLANDS TRACTS

We, Mike C. Harokopis and Joyce M. Harokopis, husband and wife, Hereby Certify and Declare the following provisions and restrictions to be the Corrective Restrictions and Protective Covenants For Highlands Tracts; described as the South one-half ( $S\frac{1}{2}$ ) of the Southeast one-quarter ( $SE\frac{1}{4}$ ) of Section 6, Township 15 North, Range 72 West of the 6th Principal Meridian, in Albany County, Wyoming; said provisions shall run with the land and be incorporated in the conveyance of every parcel of land in said Highlands Tracts, to-wit:

- a. No fence shall be erected or maintained which shall exceed four (4) feet in height; in case of barbed wire fences, there shall be a minimum of four (4) wires;
- b. No tract shall be sub-divided into parcels of less than one acre and no structure shall be erected, altered, placed, or permitted to be made on any parcel other than a one-family residential building which shall not exceed two (2) stories in height and outbuildings incidental to the use and occupancy of the property for residential purposes;
- c. No building shall be erected, placed or permitted to remain on any tract or parcel where any part of such building including porches is less than twenty (20) feet from the side property lines, except that outbuildings on the rear one-third of the tract or parcel and not less than sixty (60) feet from the front property line may adjoin the side property line; and no tract may be sub-divided in area less than one acre in such manner as violates this provision;
- d. No dwelling of a value exclusive of land, of less than \$15,000.00 shall be permitted on any tract or parcel, the ground floor area of the main structure exclusive of porches and garages shall not be less than 1400 sq. feet in the case of a one-story structure, nor less than 900 sq. feet in the case of a dwelling of more than one story;
- e. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on a tract or parcel shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence;

Photo 162  
Page 60

- f. No noxious or offensive activity nor any trade or business whatsoever shall be carried on upon any tract or parcel nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood;
- g. No cattle, pigs, sheep, goats, fowl, or other animals may be kept on any tract or parcel except household pets, and horses. In the event horses are kept, tracts or parcels must be fenced with an adequate fence to restrain said horses within the tract or parcel;
- h. These covenants are to run with the land and shall be binding on the Grantee under this Deed and all persons claiming by through and under said Grantee until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the tracts or parcels in said Highlands Tracts it is agreed to change the said covenants in whole or in part;
- i. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Highlands Tracts to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants either to prevent him or them from doing so or to recover damages or other dues for such violation;
- j. Invalidity of any one or more of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

This instrument is executed to correct the description of Highlands Tracts described in that certain Quit Claim Deed filed of record in the office of the County Clerk and Ex-Officio Register of Deeds of Albany County, Wyoming, in Book 138 Photo Records, Page 404.

WITNESS our hands this 3<sup>rd</sup> day of April, 1967.

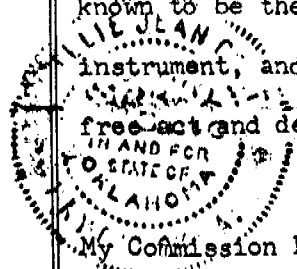
Mike C. Harokopis  
Mike C. Harokopis

Joyce H. Harokopis  
Joyce H. Harokopis

62

STATE OF OKLAHOMA )  
                          ) ss.  
COUNTY OF MAYES )

On this 3rd day of April, 1967, before me personally appeared Mike C. Harokopis and Joyce M. Harokopis, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



My Commission Expires: Nov 4 1967.

Lie Jean C. Coats  
Notary Public