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STATE OF WYOMING)
) ss
COUNTY OF ALBANY)AND/OR RECORDED IN THE
MICROFILM RECORDS
JACKIE R. GONZALES
COUNTY CLERK

LARAMIE RIDGE ESTATES

DECLARATION OF PROTECTIVE
COVENANTS

The undersigned, being owner of the following described property situated in Albany County, Wyoming, to-wit:

Lots 7-10 in Block 1, Lots 7-9 in Block 2, Lots 1-13 in Block 6, Lots 1-7 in Block 8, Laramie Ridge Estates Addition to the City of Laramie, Albany County, Wyoming.

do hereby make this Declaration of Protective Covenants applicable to all of the above described property.

ARTICLE I

ARCHITECTURAL CONTROL

SECTION 1. The Architectural Control Committee shall be composed of Grant Lindstrom and Larry Lindstrom. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members of the Committee shall have full authority to select a successor. Neither members of the Committee, its designated representative, or its successors shall be entitled to any compensation for services performed pursuant to this covenant.

SECTION 2. The Committee's approval or disapproval as required in these covenants shall be in writing. The Owner (lot owner) must submit a set of formal plans, specifications and site plan to the Committee before the review process can commence. In the event that the Committee fails to approve or disapprove such design and location within 30 days after said plans and specifications 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.

SECTION 3. No buildings shall be erected, placed or altered on any building Lot in this addition until the building plans, specifications and site plan showing location of such buildings have been approved in writing as to conformity and harmony of external design and location to surrounding structures and topography by the Architectural Control Committee.

ARTICLE II

RESIDENTIAL AREA COVENANTS

SECTION 1. No Lot shall be used except for a single-family dwelling with a garage for not less than two cars. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling not to exceed two stories in height, and private construction shall be comprised of new material, except that used brick may be used with prior written approval of the Architectural Control Committee. A detached garage or accessory building will be allowed provided the exterior is brick or stucco.

SECTION 2. DWELLING QUALITY AND SIZE. The ground floor level of any private dwelling shall have a minimum of 1,800 square feet for a one-story dwelling. Two-story dwellings, multi-level dwellings and tri-level dwellings shall have a minimum of 1,800 square feet finished above grade. Each dwelling must be covered with all brick, stone or stucco (or a combination of brick or stone and stucco) or the equivalent as approved by the Architectural Control Committee. No aluminum siding, no vinyl siding, no wood siding, no log homes will be allowed. Soffits and fascia must be covered with colored metal, vinyl, fibre-cement siding or stucco. Roof pitches must be 4/12 or greater.

SECTION 3. CITY ORDINANCES: All improvements on a lot shall be made, constructed, and maintained, and all activities on a Lot shall be undertaken in conformity with all the laws and ordinances of the City of Laramie, County of Albany, and State of Wyoming, which provides for the following minimum setbacks:

- (A) No building shall be located on any Lot nearer to the front Lot line or nearer to the side Lot line than the minimum building setback lines as provided by the City of Laramie Zoning Code for L-R Zoning (Limited-One-Family). In any event, no building shall be located on any Lot nearer than 35 feet to the front Lot line, or nearer than 17 1/2 feet to any side street line.
- (B) No building shall be located nearer than 10 feet to an interior Lot line (with an aggregate for each Lot sideyards of 25 feet). Minimum side yard for an accessory building is 5 feet. Minimum rear yard for the principal building is 10 feet; for an accessory building 5 feet. Minimum front yard for an accessory building is 60 feet.
- (C) Reversed Corner Lots: The side yard along the street side of a reversed corner Lot shall be not less than the required front yard for principal buildings across the side street.

SECTION 4. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

SECTION 5. NUISANCES: No noxious or offensive activity shall be carried out upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SECTION 6. GARBAGE AND REFUSE DISPOSAL: No Lots shall be used or maintained as a dumping ground for rubbish. Trash, Garbage or other waste shall not be kept except in sanitary containers. There shall be no garbage containers outside the dwelling or in the area between the front building line and the street, except during those hours of garbage pickup designated by proper authorities.

SECTION 7. ANIMALS: No animal, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

SECTION 8. LANDSCAPING: All front and side yards must be landscaped within 1 year after dwelling is occupied. Rear yards must be landscaped within 2 years of occupation of dwelling.

SECTION 9. DRIVEWAYS: Any driveway that accesses Reynolds Street from Lots 1-6 of Block 1, Lots 1-8 of Block 2 and Lot 7 of Block 8 shall have a circular driveway, a "T" driveway or approval of the Laramie City Engineering Department to mitigate problems caused by cars backing onto Reynolds Street. (Lots 7 & 10 of Block 1 will have driveway access off of the small cul-de-sac on Reynolds Street. Lot 9 of Block 2 and Lot 6 of Block 8 will have driveway access off of Ridgeway Street.)

SECTION 10. PRESSURE REDUCING VALVES: All private dwellings on Lots 7-10 of Block 1, Lots 7-9 of Block 2, Lots 1-7 of Block 8, and Lots 1-13 of Block 6 must install a pressure reducing valve on the main water service, after it enters the dwelling.

ARTICLE III

GENERAL PROVISIONS

SECTION 1. ENFORCEMENT: Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereinafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so hereafter.

SECTION 2. SEVERABILITY: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

SECTION 3. AMENDMENT: The covenants and restrictions of this Declaration shall run with and bind the land; for a term of Forty (40) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended or terminated by an instrument signed by not less than three-quarters (75%) of the Owners, and shall become effective upon being recorded in the office of the County Clerk of Albany County, Wyoming.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have hereunto set their hands and seal this 31st day of March, 1997.



Larry Lindstrom
Secretary

BY: *Grant Lindstrom*
Grant Lindstrom
President

STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

The foregoing Declaration was acknowledged personally before me by GRANT LINDSTROM who is personally known to me and who upon oath duly administered by me did represent: That he is the President of Laramie Ridge, Inc., a Wyoming Corporation; that the seal affixed to said Declaration is the corporate seal of Laramie Ridge, Inc.; that said Declaration was signed and sealed on behalf of Laramie Ridge, Inc. by authority of its Board of Directors; and the execution of said Declaration was the free act and deed of Laramie Ridge, Inc. This 31st day of March, 1997.

WITNESS my hand and official seal.



My Commission Expires:
9-28-99

Deane Torr
NOTARY PUBLIC