

Declaration of Protective Covenants of 2335 & 2360 N. 13th

KNOW ALL MEN BY THESE PRESENTS, that Zane N. Pavlica and Jodie M. Pavlica, the Owners of 2358 and 2360 N. 13th located in Albany County, Wyoming, as the same is more particularly described to wit:

2358 N. 13th Laramie, WY 82072:

A portion of Lot 2, Block 1, 5th Filing Revised Montevue Addition To The City Of Laramie, Wyoming more particularly described as follows:

Beginning at the SE corner of said Lot 2;

Thence N 89° 43' 44" W 105.98 feet (formerly called 106.00 feet) along the north right of way of Beaufort Street to the SW corner of said Lot 2 monumented by a 5/8" rebar;

Thence N 0° 20' 16" E 56.32 feet (formerly called N 0° 16' 16" W) along the west line of said Lot 2 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 44' 26" E 95.46 feet to a point on the east line of said Lot 2 monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 10° 14' 28" E 57.30 feet (formerly called S 10° 16' 25" E) along said the east line to the point of beginning.

Said portion of Lot 2 contains 5670 square feet more or less.

Basis of bearing for description is the north right of way of Beaufort Street, i.e. N 89° 43' 44" W.

2360 N. 13th Laramie, WY 82072:

A portion of Lot 2, Block 1, 5th Filing Revised Montevue Addition To The City Of Laramie, Wyoming more particularly described as follows:

Beginning at the NW corner of said Lot 2 monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 38' 49" E 85.63 feet (formerly called S 89° 43' 44" E 85.52 feet) to the NE corner of said Lot 2 which is also on the westerly right of way of 13th Street monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 10° 14' 28" E 53.53 feet (formerly called S 10° 16' 25" E) along said right of way to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 89° 44' 26" E 95.46 feet to a point on the west line of said Lot 2 monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 0° 20' 16" E 52.77 feet (formerly called N 0° 16' 16" W) along said west line of Lot 2 to the point of beginning.

Said portion of Lot 2 contains 4770 square feet more or less.

Basis of bearing for description is the north right of way of Beaufort Street, i.e. N 89° 43' 44" W.

Does hereby declare covenant, agree, and make the following declarations ("Declarations") as to the limitations and restrictions of use to which the adjoining properties may be put:

INTENT. It is the intent of these covenants to protect and enhance the value, desirability, and attraction of 2358 & 2360 N. 13th; to protect the use, enjoyment, and value the of Owner(s) Residence, to protect Residences Owner's from improvements constructed on either Properties which may depreciate the value and/or restrict the use of their Lot(s); to prevent the erection of construction of unsightly, unsuitable or unsafe structures; to insure adequate and reasonably consistent value of the homes and improvements constructed on the Properties; to encourage the construction and maintenance of appropriate structures and improvements; to insure and encourage the provision of adequate and suitable landscaping and to insure the proper location of improvements. The restrictions imposed by these covenants are intended to be kept to a minimum while preserving the right of Owner(s) against undue noise and danger. It is further intended to provide by these covenants that disturbance of the natural open space environment be kept to a minimum.

DECLARANT CONTROL. Zane N. Pavlica and Jodie M. Pavlica are the Declarant of these Protective Covenants for 2358 & 2360 N. 13th, Laramie, Wyoming. A period of Declarant control is hereby established beginning with the

filing of the covenants and extending for a twenty (20) year period with automatic renewal. During the twenty (20) year control period Declarant, at its sole discretion, may amend these protective covenants as long as the original intent and protection provided in the original covenants is not diminished.

In the event of the sale or release of remaining Properties by the Declarant, the Declarant development rights shall be assigned to and assumed by the successor or assign of Declarant.

DECLARANT DEVELOPMENT RIGHTS. Declarant expressly reserves the right as the original developer of 2358 & 2360 N. 13th to combine or subdivide Lots, and to relocate boundaries of any portion of the plat or Lots owned by the Declarant as long as changes are created in accordance with City of Laramie ordinance(s), applicable zoning, and that the potential changes do not diminish the original intent of the land uses and of these Covenants.

DEFINITIONS. "Committee" shall mean and refer to the Architectural Control Committee.

"Grantor" shall mean and refer to Zane N. Pavlica & Jodie M. Pavlica.

"Improvements" shall mean and include, but not be limited to, roads of private drives, dwelling structures, buildings, fencing, landscaping projects, and other improvements installed which add or enhance the value of lands located on or within the properties at 2358 & 2360 N. 13th.

"Property" shall mean and refer to any legally subdivided real estate located within the boundary of 2358 & 2360 N. 13th and all amendments thereto and supplements thereof as recorded in the Office of the Clerk and Recorder of the County of Albany, State of Wyoming.

"Owner" shall mean and refer to the record Owner, whether one (1) or more persons, of fee simple title to either Property (or in the event of a contract for deed transaction involving either Property, the Purchaser thereunder), but excluding those having such interest solely as security for the performance of any obligation, in which event the equitable Owner of such fee simple title shall be deemed to be the Owner thereof.

RESTRICTIVE USE. All Properties within 2358 & 2360 N. 13th shall be known and described as residential Properties and will be restricted by Covenants contained in these Declarations. Lots shall be used and occupied as residential dwellings only unless altered in accordance with Declarant Development Rights.

The Owner's of 2358 & 2360 N. 13th shall have full enjoyment of the properties subject to the Covenants contained in this Declaration and all applicable City of Laramie zoning and municipal codes and ordinances. No activity of a noxious or offensive nature may be conducted upon either property, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the other property Owner(s). All dwellings, buildings, and other improvements are to be kept in a state of good condition and repair at all times.

Television antennas are prohibited. Specialty antennas utilized for purposes other than television must be approved by the Architectural Control Committee. Television satellite dishes may be allowed, but their location and screening design must take into account adjacent Lot Owner's views and the views from the public roadways which serve the properties.

Neither Property at 2358 or 2360 N. 13th shall be used or maintained as a dumping ground or storage area for rubbish or junk, specifically junked vehicles, unlicensed vehicles, vehicles which are not in running condition or are in a state of disrepair and/or appliances and similar objects. Trash, garbage or other waste shall be kept only in sanitary containers. All sanitary containers or disposal equipment shall be of the type and kind that can be removed and/or emptied on a regular basis. No burning of grass, weeds, trash, construction materials, waste or any other material of any sort shall be allowed at any time. All equipment for the storage or disposal of such material shall be kept in cleaned and sanitary condition. No trash, litter or junk shall be permitted to remain exposed upon the premises. No parking of any vehicles or storage of personal items is allowed on the landscaped areas of the Lots. The landscaped area of a Property is defined as the remainder of the Property area not encumbered by a dwelling and

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garage footprint, driveways, or other specific hardscaped areas which require approval from the Architectural Control Committee.

FURTHER SUBDIVISION RESTRICTION. Neither Property may be further divided into smaller Lots.

ARCHITECTURAL CONTROL COMMITTEE. An Architectural Control Committee for the Properties is constituted. This Committee is composed of Zane N. Pavlica, Jodie M. Pavlica, or their successors as provided for herein. All notices to the Committee required herein shall be sent to 2360 N. 13th Laramie, WY 82072, or another address provided in writing by the Committee. All Committee actions or decisions shall be by majority vote. A majority of the Committee may designate a representative to act for it. In the event of a vacancy due to death, termination or resignation of any member, the remaining members shall have full authority to designate a successor. None of the members of the Committee nor its designated representative shall be entitled to compensation of any kind for services performed as a member of the Committee.

The Committee shall not be liable for damages by reason of any action, inaction, approval or disapproval by it with respect to any request or application made pursuant to the Declaration. Any approval or permission granted by the Committee shall not be construed to constitute approval or permission by any official or commission of any governmental agency. Obtaining permits, applications or other written instruments required by any public or governmental agency shall be the sole responsibility of the applicant.

PRIOR COMMITTEE APPROVAL REQUIRED. No improvements shall be constructed or erected upon either Property until the Architectural Control Committee, hereinafter referred to as Committee, has approved the plans and specifications that meet the minimum requirements set forth below and submitted to it by the Property Owner in the form and manner set forth herein. All submissions to the Committee must include two (2) sets of illustrated plans and written specifications to include at a minimum:

- a. A Site Plan showing the location of the structure(s) to be constructed on the Property, the location and size of all driveways, sidewalks, paths, and the drainage across such Property, easements and/or any other encumbrance specific to the Lot, and any other improvements which are known to the applicant at the time of the submission;
- b. The Floor Plan(s) of the structure(s) illustrated to scale with square footage indicated;
- c. Structure Elevation Drawing(s) illustrated to scale of the front, side(s) and rear elevations of all structure(s); and
- d. A description on the drawings or on a separate specification sheet of the type and color samples of all exterior finishes including but not limited to doors, windows, wall treatments, trim, gutter and downspouts, and roofing material;
- e. Landscape Plan (which may be shown on the Site Plan) showing all planned turf, trees, shrubs, other landscaping elements, fencing, and irrigation.

The Committee reserves the right to require the applicant to submit such other information which it deems necessary for its determination. If the Committee seeks additional information, the time period for its decision shall not start until such information is received by the Committee. The Committee shall consider each such application as to quality of workmanship and materials described; conformance with this Declaration, and the harmony of the exterior colors, exterior construction materials and exterior design with existing structures and location with respect to topography and finish grade elevations. The Committee shall advise the applicant in writing of the specific basis for disapproval and the manner in which the applicant may suggest amendments to such plan to secure approval. One set of plans, specification and any other documents and materials submitted for approval shall remain in the possession of the Committee and one set marked "approved for construction" along with an approval letter shall be returned to the applicant.

In the event the Committee or its designated representative fails to approve or disapprove any such plan so submitted within thirty (30) days after receipt of all required information and any other information which the Committee may, in writing, require of applicant, Committee approval will not be required. In such event, the Committee's failure to approve or reject the application shall not constitute a waiver of the rights of the Committee, or any Property Owner to

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enjoin the construction of any structure which does not comply with any other provision of this Declaration. In the event that any construction is commenced upon either Property without having first secured Committee approval, the Committee and/or any Owner of the adjoining properties (2358 & 2360 N. 13th) may institute an action to enjoin such construction until Committee approval has been granted. The prevailing party in any such injunction action shall be entitled to recover its or their attorney's fees and costs and construction costs of such Grantees thereof to all subsequent Grantees shall set forth on the face of each such document, that said Lots being conveyed are subject to the terms and conditions of this Declaration, with specific reference to the Book and page numbers as recorded with the Albany County Clerk.

The Committee may grant variances from the provisions of these Protective Covenants which have authority over building and improvement approval(s) due to extraordinary or exceptional situations or conditions, at the Committee's sole discretion, provided that such relief does not impair the intent or purpose of these Covenants. The Committee may waive such provision of these Covenants if necessary to effectuate the objectives of these Covenants.

All construction shall be new and must comply with all applicable building codes, rules, regulations, and requirements, all applicable zoning laws, and the minimum building standard as set forth in this Declaration. No structure may be moved onto the Properties from any location except pre-assembled, new construction and components which meets all of the requirements of these Covenants and all other codes and standards referenced herein.

During construction/renovation, it shall be the Property Owner's responsibility to insure that all construction related trash, waste, materials and debris are contained and the construction site is kept clean. All building materials must be secured and protected. The Lot Owner bears the responsibility to insure that all trash, debris or material of any kind be adequately contained within their Lot and not be allowed to litter other Properties, and the Properties public road right-of-ways.

TEMPORARY BUILDINGS. No structure of a temporary character, trailer, modular home, basement, tent, shack, barracks, garage, barn or other outbuildings shall be used on either Property as a family dwelling, either temporarily or permanently. This covenant shall not restrict a builder/contractor from maintaining a temporary job site office and/or tool shed or lumber shed for the purpose of erecting structures and renovations, provided that the Architectural Control Committee shall have the authority to order the removal of said temporary structures when the same have been on the premises an unreasonable length of time. The expected use for a construction related tool or job site shed or shelter must be anticipated and so stated at the time of application for construction approval from the Architectural Control Committee. Said temporary construction tool shed or shelter will not be allowed to remain on any site more than twelve (12) months after the date on which construction is started, unless the Architectural Control Committee grants a time extension. No mobile home shall be used as a construction related work shed or converted to a permanent dwelling on any site.

CONSTRUCTION REQUIREMENTS. It is the intent of this Declaration that all construction improvements within the Properties located at 2358 & 2360 N. 13th. be new construction. All exterior surface materials and roofing shall be subject to approval by the Architectural Control Committee.

All dwellings and improvements shall be constructed to meet the minimum requirements of this Declaration and each of the following codes and regulations and all other codes as adopted and in effect in the City of Laramie, Wyoming at the time of construction:

- a. International Building Code;
- b. International Residential Code;
- c. International Plumbing Code;
- d. International Fuel Gas Code;
- e. International Mechanical Code;
- f. National Electrical Code;
- g. Other City of Laramie Codes, Standards, and Ordinances

Once construction begins, such construction shall be completed within one (1) year following the date on which construction commenced. The construction of all other improvements must be completed within the time period established by the Architectural Control Committee in its approval of such improvement.

ARCHITECTURAL DESIGN GUIDELINES. There is no mandatory "style" of architecture for dwellings or structures planned within the Properties. The only constant is high quality and harmony with the adjoining properties at 2358 & 2350 N. 13th, general landscape, and surrounding property Owner's dwellings.

The Architectural Control Committee has complete authority and sole discretion to approve or disapprove plans and specifications submitted based on but not limited to the following criteria. The style and colors of all dwellings and structures, including roofs and chimneys, all shall harmonize with the natural surroundings, and must be designed to coordinate with the dwelling on the Lot. Garish, loud, or bright colors are not allowed. Approvals and/or possible exceptions granted by the Architectural Control Committee to various individual Lot Owner's for improvement applications does not exempt or redefine to any extent the architectural guidelines set forth herein.

The colors of the exterior finish materials must be an exact match the original colors that were used during the construction of the properties, including all stained materials on decks, fences, and other structures. Exposed unfinished concrete blocks, unnatural brick tones, and silver finish aluminum doors and windows shall not be acceptable unless approved by the Architectural Control Committee. No corrugated-type metal buildings will be allowed. Any masonry must be earth toned colored unless otherwise approved, in writing, by the Architectural Control Committee. No foundations built of wood are allowed.

Dwellings with an unfinished appearance or rugged used wood cabin finish look or design shall not be permitted. A-frame type structures, dwellings on stilts and structures of a circular design will not be permitted .

No projections of any type shall be placed or permitted to remain above the roof of any residential building with the exception of two chimney(s) and one or more heat vent stack(s), without permission of the Architectural Control Committee. The color of the vent stacks must match the roof color or a dark color to be less noticeable unless approved by the Architectural Control Committee.

Roofing must be kept in good condition, and exactly match the original asphalt/fiberglass laminated shingles, or as specifically allowed by the Architectural Control Committee. No rolled roofing or T-lock style shingle is allowed.

AUXILIARY BUILDINGS. One personal storage shed detached from the primary dwelling may be allowed with the specific approval of the Architectural Control Committee and whose location must be indicated on a submitted site plan. The same style, building materials, color and design as the principal dwelling will be a minimum requirement for approval of a personal storage shed with no pre-built metal personal storage sheds allowed. One personal storage shed no greater than 80 sq. ft. of floor space is allowed unless approved by the Architectural Control Committee.

One detached garage or similar sized auxiliary outbuilding, which may not be used solely for the purposes of storage, may be allowed and shall meet the following minimum design and construction standards:

1. The maximum size of any detached outbuilding structure shall be 900 sq. ft., have a maximum eave height of 10 feet and main roof peak height of 17.5 feet;
2. Construction shall meet the same standards applicable to the primary residence set forth herein;
3. The construction materials of such detached garage or outbuilding structure shall be the same quality, color and style as the primary residence.
4. All structures on a Property shall appear to constitute an integrated unit and shall be subject to the approval of the Architectural Control Committee.

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CITY WATER SYSTEM. All Properties shall be served by the water system of the City of Laramie. No water wells of any sort shall be permitted as long as water service is furnished by the City of Laramie or its successor.

COMMERCIAL ENTERPRISES/HOME OCCUPATIONS. No commercial business activity other than home occupations as allowed by any and all Municipal Codes and Ordinances may be conducted upon either property.

SEWAGE. Each Lot shall be connected to the public sewer system. No sewage, waste, waste water, trash, garbage or debris shall be emptied or discharged in any drainage way adjacent to the property. All toilet facilities must be a part of the residence or detached garage or structure and shall be of a modern flush type and connected to a proper sewer system, except for temporary, self-contained toilet facilities utilized during construction. Temporary toilets used during construction which are professionally serviced on a regular basis are allowed during the construction/renovation period.

EASEMENTS. Easements and rights of way as shown on the recorded plat are hereby reserved on these properties for the purpose(s) so designated on the plat. The Property owners of 2358 and 2360 N. 13th shall not impede, block, or prevent access to any necessary utilities such as phone, cable, water, gas, and power from either property. Within these easements, no structure with the exception of the existing trash enclosures, planting or other material(s) shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of the flow of drainage channels in the easements. The easement areas of each Lot and all improvements in it shall be maintained continuously by the Owner of the Property, except for those improvements for which a public authority or utility company is responsible. Fencing across easements is allowed as described below.

UTILITY SERVICE LINES. Utility service lines should be placed in the non build able areas of the properties, as described by the local building codes. Additionally, Utility service lines may cross the adjoining properties of 2358 and 2360 N. 13th to provide services to either property.

FENCING. All fencing shall require and be subject to approval of the Committee. But in no case shall fencing be allowed taller than six (6') feet in back yard uses and four (4') feet in front and landscaped accent areas.

Any fence placed across a recorded drainage easement shall have the bottom of the fence kept a minimum of six inches above the flow line of the drainage easement, or have separation of pickets in order to allow unrestricted flow of surface drainage.

GARBAGE/REFUSE DISPOSAL. No Property or open space area shall be used or maintained as a dumping ground for grass and landscape clippings, rubbish, trash and garbage. Garbage and all waste shall be kept in sanitary containers and screened from public view and disposed of properly.

LANDSCAPING. Owner's of the properties at 2358 & 2360 N. 13th shall be responsible for maintaining the minimum landscape standard established herein. It is the intent of these Covenants that landscaping be installed to enhance each Property, the community as a whole, maintain drainage and erosion control, and achieve a harmonious and integrated appearance of each adjoining property and the neighborhood.

Landscaping and other improvements in general shall not be allowed in locations on Lots where their presence may interfere with necessary safe visual distance requirements at road intersections or driveways.

No buildings, landscaping, fencing or other site improvements shall be allowed which may interfere with the natural or designed drainage patterns which currently exist.

No TOTAL xeriscape landscaping, desert landscaping, gravel, etc., will be permitted on either property 2358 or 2360 N. 13th. Xeriscape aspects may be included in the landscape plan, as long as there are grassed areas totaling 50% of the front yard and 50% of the rear yards.

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Grassy areas must be kept in good condition with a maximum length of no more than six inches(6") in height. Additionally, the grass must be watered sufficiently as not to cause long term damage to the grass and any unnatural browning or deterioration. Large areas of damaged grass must be repaired at the present Owner's cost.

MANDATORY REPAIRS. In the event of damage or destruction of any or all properties and improvements covered by these Covenants, the damaged property shall be promptly repaired or reconstructed at the present Owner's cost. Repairs and reconstruction shall be completed in such a way as to not change the outward appearance of the building or grounds.

MINERALS. No oil drilling, oil development operations, refining, quarrying or mining operations of any kind shall be permitted upon or in the properties located at 2358 & 2360 N. 13th, nor shall tanks, tunnels, mineral excavations or shafts be permitted upon or in either property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon either property.

NUISANCES. No obnoxious or offensive activity shall be carried out upon either property, nor shall anything be done thereon, which may be or may become an annoyance or nuisance or threat to the properties at 2360 & 2358 N. 13th.

PETS AND ANIMALS. Commonly accepted domestic pets may be kept provided they are not maintained or kept for commercial purposes, such as breeding and/or sales. Pets must be under the control of the Owner at all times and are not allowed to run free off the Owner's Property. No livestock or fowl of any kind shall be permitted on any Lot. Operation of commercial riding stables and/or commercial boarding stables for horses or other livestock shall not be allowed. A maximum of two (2) domestic pets will be allowed to reside at each property. All Lot Owner's shall insure that any and all pets kept by such Owner shall not be a nuisance to any other Property Owner or resident. Pet kennels or dog runs may be permitted by the Architectural Control Committee through application, but all such structures shall be properly screened from the view of other Lot Owner's and/or public roads which serve the properties.

It is the individual Property Owner's full and complete responsibility for the proper care of any pet(s), specifically with regard to proper disposal of excrement from Owner's Lot, or any trail or open space area(s). No pets are allowed to defecate on, interfere with, or diminish or violate any Property Owners' right to peace, health, safety and general welfare.

RENOVATIONS. No substantial alteration or renovation of the exterior of any home or outbuilding situated on 2358 & 2360 N. 13th shall be performed without receiving Architectural Control Committee approval.

SET-BACKS. No building shall be located on any Property, from any Lot line or road right-of-way, nearer than allowed by zoning and Laramie Municipal Code.

UTILITIES. All utility lateral and/or service extensions from the main line to the home and/or improvements shall be underground.

VEHICLES. No vehicles, except private passenger automobiles, motorcycles, ATVs, light-duty trucks, vans, and motorized recreational-type vehicles 22 feet and less in length shall be parked or stored on either Property or roadway of the Properties except as provided below. No parking of motorized vehicles shall be permitted on any designated trail and/or open spaces, with the exception of city owned maintenance equipment.

Vehicles which are not in running condition or are in a state of disrepair shall not be parked on the street in front of a residence or on any portion of a Lot for a period of more than 24 hours at any one time or as a repeated matter of practice.

No motorized vehicle of any type including recreational vehicles and related equipment and equipment flat bed transport trailers are allowed to be parked on any Property except on designated driveways or specific parking location allowed either by these covenants and/or City of Laramie Ordinance.

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BINDING EFFECT: EXTENSION: AMENDMENT. This Declaration and all restrictions set forth herein run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended, at any time, by an instrument signed by at least 3/4 (75%) or more of the then Owner's of the Lots agreeing to amend this Declaration in whole or in part and recorded upon the deed records of the Clerk of Albany County, Wyoming. An Owner shall be entitled to one (1) vote for each Property owned.

ENFORCEMENT. This Declaration and any covenants, conditions and restrictions set forth herein may be enforced by the Owner of any Properties subject to this Declaration or the Committee, by appropriate proceedings at law or in equity against those persons violating or attempting to violate any Covenant or Covenants. Such judicial violation, for recovery of damages for any violation or for such other and further relief as may be available. The party found to have violated this Declaration shall be responsible for the reasonable attorney's fees incurred by the Committee, or Owner in such proceedings. The failure to enforce or cause the abatement of any violation of this Declaration and the Covenants shall not preclude or prevent the enforcement thereof of a further or continued violation, whether said violation shall be of the same or of a different provision within this Declaration.

The Architectural Control Committee is in no way responsible for enforcement of the restrictions in this Declaration.

SEVERABILITY. Invalidation of any one of these restrictions by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Zane N. Pavlica & Jodie M. Pavlica have signed this Declaration of Covenants on this date set forth in this acknowledgment.

DECLARANT;

Zane N. Pavlica: *Zane N. Pavlica*

Jodie M. Pavlica: *Jodie M. Pavlica*

STATE OF WYOMING)

) ss.

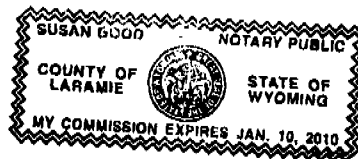
COUNTY OF LARAMIE)

The foregoing DECLARATION OF PROTECTIVE COVENANTS was acknowledged before me by *Zane N. & Jodie Pavlica* this *9th* day of *June*, 2008.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public *Susan Good*

My Commission Expires: *January 10, 2010*



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