

**RESTRICTIVE AND PROTECTIVE COVENANTS FOR BLOCKS 1 AND 2  
OF THE SPRING CREEK SECOND ADDITION TO THE CITY OF LARAMIE, WYOMING**

oto 31  
ge 592  
2

(a) No structure, except those now on Lot 19 in Block 1, shall be erected, altered, placed or permitted to remain on any lot in said Blocks other than one one-family residential building and not to exceed two stories in height and outbuildings incidental to the use and occupancy of the property for residential purposes except that on Lots 1 and 2 in Block 1 a two-family dwelling will be permitted on each.

(b) No building shall be erected, placed or permitted to remain on any of said Lots where any part of such building including porches is less than 5 feet from the side property lines, except that outbuildings on the rear one-third of the lot and not less than sixty feet from the front property line may adjoin the side property line, except that the existing buildings now upon Lots 3, 4, 5, 14, 19, 20 and 21 in Block 1 and Lots 5, 16, and 17 in Block 2 may remain and may be replaced if destroyed by fire or other casualty.

(c) Except for continued use or replacement of present structures as provided in Paragraph (b) above, no dwelling shall be erected or placed on any of said lots in said Blocks 1 and 2 which shall cost less than \$9000.00 or which shall have a floor area exclusive of garage and porches of less than 1,000 square feet in the case of a one-story dwelling, or less than 800 square feet in the case of a dwelling of more than one story, provided the total finished area of both stories shall be not less than 1,400 square feet. In the case of a split level house where there is less than a story height difference in elevation of the two levels, and the floor of the lower level is not more than 24" below the finished grade, the combined floor area of the second level and that portion of the lower level which is entirely finished and used for normal living purposes (exclusive of service, utility and storage areas) shall be taken as the ground floor area. A split level house of three levels, all of which are finished and used for normal living purposes with one level directly above another shall be construed as a structure of more than one story.

(d) No trailer, basement, tent, shack, garage, barn or other outbuildings, erected in the tract 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.

(e) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(f) No horses, cattle, pigs, sheep, goats or other animals may be kept on any lot in this tract, except household pets.

(g) These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of a majority of the then owners of lots in said Blocks 1 and 2 in said Spring Creek Second Addition, it is agreed to change the said covenants in whole or in part.

(h) 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 Blocks 1 and 2 in said Spring Creek Second Addition to prosecute any proceedings at law or in equity against the persons or person violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

(i) Invalidity of any one or more of these covenants by judgment or court orders shall in no wise affect any of the other provisions, which shall remain in full force and effect.

**BLOCKS 1 and 2, SPRING CREEK SECOND CONTINUATION**

(i) Invalidation of any one or more of these covenants by judgment or court orders shall in no wise affect any of the other provisions which shall remain in full force and effect.

RESTRICTIVE AND PROTECTIVE COVENANTS FOR  
BLOCKS 4 AND 5 OF THE SPRING CREEK SECOND ADDITION TO  
THE CITY OF LARAMIE, WYOMING

(a) No structure shall be erected, altered, placed or permitted to remain on any platted lot other than one one-family residential building, and not to exceed two stories in height and outbuildings incidental to the use and occupancy of the property for residential purposes.

(b) No building shall be erected, placed or permitted to remain on any lot where any part of such building including porches is less than 25 feet from the front property line or less than five feet from the side property lines, except that out-buildings on the rear one-third of the lot and not less than sixty feet from the front property line may adjoin the side property line; and no lot may be subdivided in such manner as violates this provision.

(c) No dwelling shall be erected or placed on any of said lots in said Blocks 4 and 5 which shall cost less than \$9,000 or which shall have a floor area exclusive of garage and porches of less than 950 square feet in the case of a one-story dwelling, or less than 800 square feet in the case of a dwelling of more than one story, provided the total finished area of both stories shall be not less than 1,400 square feet. In the case of a split-level house where there is less than a story height difference in elevation of the two levels, and the floor of the lower level is not more than 24" below the finished grade, the combined floor area of the second level and that portion of the lower level which is entirely finished and used for normal living purposes (exclusive of service, utility and storage areas) shall be taken as the ground floor area. A split-level house of three levels, all of which are finished and used for normal living purposes with one level directly above another shall be construed as a structure of more than one story.

(d) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract, 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.

(e) No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance, to the neighborhood.

(f) No horses, cattle, pigs, sheep, goats, poultry, or other animals may be kept on any lot in this tract, except household pets.

(g) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of a majority of the then owners of lots in said Blocks 4 and 5 in said Spring Creek Second Addition, it is agreed to change the said covenants in whole or in part.

(h) 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 Blocks 4 and 5 in said Spring Creek Second Addition to prosecute any proceedings at law or in 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 or other dues for such violations.

(i) Invalidation of any one or more of these covenants by judgments or court orders shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Albany County Pioneer Abstract Company does hereby certify that the foregoing is a true and correct copy of said covenants as they appear in an instrument recorded in Book 91 of Photo Records, page 87 in the Office of the County Clerk of Albany County, Wyoming.

ALBANY COUNTY PIONEER ABSTRACT COMPANY

By: \_\_\_\_\_ Secretary