

PROTECTIVE AND RESTRICTIVE COVENANTS FOR BLOCKS 1, 5 and 6,
OF THE ~~TWIN PARKS SECOND ADDITION~~ ADDITION TO THE CITY OF LARAMIE, WYOMING

Filed September 17, 1954

Photo 50
Page 390

KNOW ALL MEN BY THESE PRESENTS: That G. J. Greaser, Marland O. Clark and Karlene Clark, and Union Realty Company, a Wyoming Corporation, as owners and proprietors of all of the Lots in Blocks 1, 5 and 6 in Twin Parks Second Addition to the City of Laramie in Albany County, Wyoming, as said lots and blocks are laid out, sub-divided, designated and described on the Plat thereof which was filed in the Office of the County Clerk and Ex-Officio Register of Deeds of said County on Sept. 17th, 1954, hereby certify and declare that all the land in said Blocks, and in each and all of the lots therein, shall be protected, governed and controlled by the following provisions and restrictions, which, as covenants running with the land, shall be, and hereby are, incorporated into the title of every parcel of said land, and of every conveyance thereof to be made by the aforesaid owners, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any platted lot other than one residential building containing not more than two self-contained house-keeping units or apartments, and not to exceed two stories in height and out-buildings incidental to the use and occupancy of the property for residential purposes.

(b) 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.

(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.

(d) No dwelling costing less than \$10,000.00 shall hereafter be erected or placed on any lot in the said blocks. The ground floor area of the main structure, exclusive of porches and garages shall be not less than 900 square feet in the case of a one story dwelling nor less than 700 square feet in the case of a dwelling of more than one story.

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

(f) 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 1, 5 and 6 in said Twin Parks Second Addition, it is agreed to change the said covenants in whole or in part.

(g) 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 or within 300 feet of said Blocks 1, 5 and 6 in said Twin Parks 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 violation.

(h) Invalidity 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.

IN WITNESS WHEREOF parties have subscribed this instrument this 3rd day of September, 1954.

Signed: G. J. Greaser
Marland O. Clark
Karlene Clark

Signed: Union Realty Company, a Wyoming Corporation

By: L. J. Holliday, President

Attest: M. E. Corthell,

(Corporate Seal)

Acknowledged by G. J. Greaser, Marland O. Clark and Karlene Clark before a Notary Public in Albany County, Wyoming on September

16, 1954.

(Notarial Seal)

Commission expires Dec. 26, 1954

Acknowledged by L. J. Holliday, President of Union Realty Company, a corporation, before a Notary Public in Albany County, Wyoming, as his voluntary act and deed and the voluntary act and deed of said corporation on September 3, 1954.

(Notarial Seal)

Commission expires June 20, 1957

File No. 356987