

PROTECTIVE AND RESTRICTIVE COVENANTS FOR BLOCKS 1, 2, 3, 4, 5, 6, 7 and 8 IN VALLEY VIEW ACRES SUBDIVISION, ALBANY COUNTY, WYOMING

Filed February 21, 1964

Photo 135
Page 332

KNOW ALL MEN BY THESE PRESENTS: That F. O. Rice, as owner and proprietor of all the Lots in Blocks 1, 2, 3, 4, 5, 6, 7 and 8 in Valley View Acres Subdivision, 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 February 10, 1964 at 9:30 o'clock A.M., do 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 owner, to-wit:

(a) No structure shall be erected, placed or permitted to remain on said premises except residential buildings containing not more than two self-contained housekeeping units or apartments and not to exceed two storied in height and outbuildings incidental to the use and occupancy of the property for residential purposes only.

(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.

(c) 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 800 square feet.

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

(f) All lavatories and/or toilets shall be built within the dwelling and connected with outside septic tank or cesspool until such time as a sewer system shall be maintained, at which time the purchaser, his successors or assigns, agrees to connect said premises therewith.

(g) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 14,000 square feet.

(h) 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, 1974 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, 2, 3, 4, 5, 6, 7 and 8 in said Valley View Acres Subdivision, it is agreed to cancel and terminate said covenants.

(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 Blocks in said Valley View Acres Subdivision to prosecute and 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.

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

IN WITNESS WHEREOF party hereto has subscribed this instrument this 20th day of February, 1964.

Signed: F. O. Rice

Acknowledged before a Notary Public in Albany County, Wyoming on February 21, 1964. (Notarial Seal)

Commission expires October 30, 1966

File No. 495860