

RESTRICTIVE AND PROTECTIVE COVENANTS

Lots 4 thru 10, inclusive, in Block 1
Lots 1 thru 7, inclusive, in Block 4
Lots 1 thru 8, inclusive, in Block 5
WESTERN HILLS ADDITION TO THE CITY OF LARAMIE
Albany County, Wyoming

BIN CHANG and SUSAN Y. CHANG, Husband and Wife, as Grantors, and by virtue of those two certain warranty deeds dated April 25, 1978, and May 9, 1978, and filed August 2, 1978, in Book 289 at Pages 189 thru 192, inclusive, in the Office of the County Clerk, Albany County, Wyoming, and by virtue of that certain PLAT pertaining to Lots 1 thru 10, inclusive, in Block 1, Lots 1 thru 7, inclusive, in Block 4, and Lots 1 thru 9, inclusive, in Block 5, WESTERN HILLS ADDITION to the CITY OF LARAMIE, Albany County, Wyoming, dated February 14, 1979, and filed February 28, 1979, in the Office of the County Clerk, Albany County, Wyoming, do hereby impose the following provisions, restrictions, and limitations, which, as covenants running with the land, shall be, and hereby are, incorporated into the title of each and all of the following lots, to wit:

Lots 4, 5, 6, 7, 8, 9, and 10, in Block 1; Lots 1, 2, 3, 4, 5, 6, and 7, in Block 4; and Lots 1, 2, 3, 4, 5, 6, 7, and 8, in Block 5; all in the ~~WESTERN HILLS~~ ADDITION to the CITY OF LARAMIE, Albany County, Wyoming.

(a) No lot shall be used for any except residential purposes. No structure shall be erected, altered, placed or permitted to remain on any platted lot other than one detached single-family residential building 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 but excluding roof projections not exceeding 18 inches, is less than 25 feet from the front property line or less than 12.5 feet from a side street line or less than 10 feet from any other side property lines, except that outbuildings on the rear one-third of the lot and not less than 60 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 permitted on any lot at a cost of less than \$37,000.00 based upon cost levels prevailing on the date hereof, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same as or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size; or which shall have a floor area exclusive of garage and porches of less than 1,200 square feet in the case of a one-story dwelling, or less than 1,000 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 1,500 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 inches 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 to be a structure of more than one story. The ground level at the front line of the house shall not be more than 12 inches above the curb grade at the center of the lot, except where the natural slope of the lot, when conveyed by said Grantors, is higher.

(d) No house-trailer or trailer house of any kind shall be moved onto any lot, and no temporary or moveable structure of these or any other kinds, and 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.

(e) No business or trade, or noxious or offensive activity, of any kind, 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. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

(f) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

(g) No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

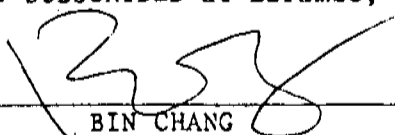
(h) These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the owners of the aforesaid lots has been recorded, agreeing to change said covenants in whole or in part.

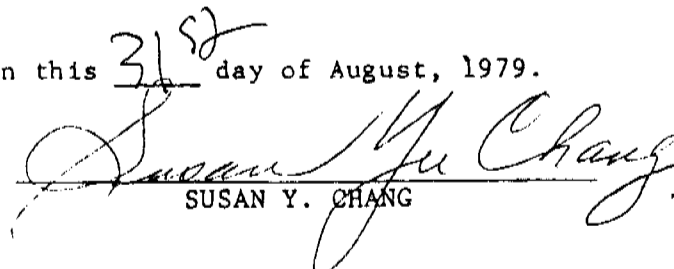
(i) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other persons or person owning any real property situated in or within 300 feet of the aforesaid lots in said WESTERN HILLS ADDITION to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

The undersigned Grantors certify that said lots described above have been vacant and unoccupied, and that neither they nor any other persons have or can claim any homestead rights therein.

DATED AND SUBSCRIBED at Laramie, Wyoming, on this 31st day of August, 1979.

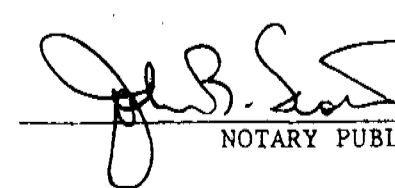

BIN CHANG


SUSAN Y. CHANG

STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

The foregoing instrument was acknowledged before me by BIN CHANG and SUSAN Y. CHANG this 31st day of August, 1979.

Witness my hand and official seal.


NOTARY PUBLIC

My Commission Expires November 24, 1979

RESTRICTIVE AND PROTECTIVE COVENANTS

Lots 1 thru 3, inclusive, in Block 1
Lot 9, in Block 5
WESTERN HILLS ADDITION TO THE CITY OF LARAMIE
Albany County, Wyoming

BIN CHANG and SUSAN Y. CHANG, Husband and Wife, as Grantors, and by virtue of those two certain warranty deeds dated April 25, 1978, and May 9, 1978, and filed August 2, 1978, in Book 289 at Pages 189 thru 192, inclusive, in the Office of the County Clerk, Albany County, Wyoming, and by virtue of that certain PLAT pertaining to Lots 1 thru 10, inclusive, in Block 1, Lots 1 thru 7, inclusive, in Block 4, and Lots 1 thru 9, inclusive, in Block 5, WESTERN HILLS ADDITION to the CITY OF LARAMIE, Albany County, Wyoming, dated February 14, 1979, and filed February 28, 1979, in the Office of the County Clerk, Albany County, Wyoming, do hereby impose the following provisions, restrictions, and limitations, which, as covenants running with the land, shall be, and hereby are, incorporated into the title of each and all of the following lots, to wit:

Lots 1, 2, and 3, in Block 1;
and Lot 9, in Block 5; all in the
WESTERN HILLS ADDITION to the CITY
OF LARAMIE, Albany County, Wyoming.

(a) No lot shall be used for any except residential purposes. No structure shall be erected, altered, placed or permitted to remain on any platted lot other than one detached single-family residential building 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 but excluding roof projections not exceeding 18 inches, is less than 25 feet from the front property line or less than 12.5 feet from a side street line or less than 10 feet from any other side property lines, except that outbuildings on the rear one-third of the lot and not less than 60 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 permitted on any lot at a cost of less than \$37,000.00 based upon cost levels prevailing on the date hereof, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same as or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size; or which shall have a floor area exclusive of garage and porches of less than 1,200 square feet in the case of a one-story dwelling, or less than 1,000 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 1,500 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 inches 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 to be a structure of more than one story. The ground level at the front line of the house shall not be more than 12 inches above the curb grade at the center of the lot, except where the natural slope of the lot, when conveyed by said Grantors, is higher.

RESTRICTIVE AND PROTECTIVE COVENANTS

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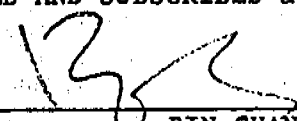
(h) These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the owners of the aforesaid lots has been recorded, agreeing to change said covenants in whole or in part.

(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 persons or person owning any real property situated in or within 300 feet of the aforesaid lots in said WESTERN HILLS ADDITION to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

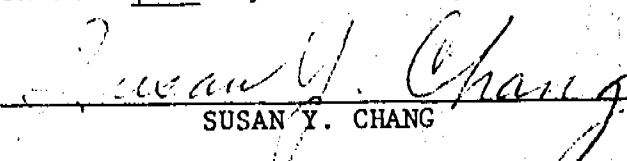
(j) Invalidation of any one or more of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

The undersigned Grantors certify that said lots described above have been vacant and unoccupied, and that neither they nor any other persons have or can claim any homestead rights therein.

DATED AND SUBSCRIBED at Laramie, Wyoming, on this 15th day of October, 1979.



 BIN CHANG



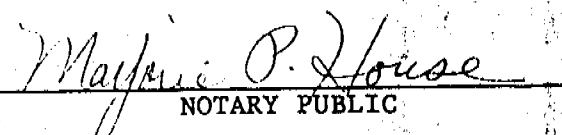
 SUSAN Y. CHANG

STATE OF WYOMING)
) ss.
 COUNTY OF ALBANY)

The foregoing instrument was acknowledged before me by BIN CHANG and SUSAN Y. CHANG this 15th day of October, 1979.

Witness my hand and official seal.

Notary Public Seal
 My Commission expires July 12, 1981



 NOTARY PUBLIC

My Commission Expires: