

NOTICE OF RESTRICTIVE COVENANTS ON
THE ~~WYOMING SECOND ADDITION~~ TO THE
City of Laramie

KNOW ALL MEN BY THESE PRESENTS, That we, C. C. Cochran and Ethel Cochran, and H. T. Person and Maurine Person, of Laramie, Wyoming, being the sole owners of all lands within the Wyoming Second Addition to the City of Laramie, State of Wyoming, as recorded in the plat books in the office of the County Clerk of Albany County, State of Wyoming, do hereby establish the following restrictions on the use of and the construction of improvements on all lands in said Wyoming Second Addition, and all persons who shall hereafter acquire any land in said Addition shall be held to agree and covenant with the present owner of said lands, his successors and assigns, as follows:

1. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

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 development or subdivision 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.

Invalidation of any one 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.

2. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than a family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars, and other outbuildings incidental to such residential use of the plot.

3. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of C. C. Cochran, H. T. Person and Robert H. Bruce, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation.

for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after January 1, 1975. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5500 square feet or a width of less than 55 feet at the front building setback line.

5. 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.

Dated August 23, 1954.

Signed: C. C. Cochran
Ethel Cochran
H. T. Person
Maurine Person

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 49 of Photo Records, page 592 in the Office of the County Clerk of Albany County, Wyoming.

ALBANY COUNTY PIONEER ABSTRACT COMPANY

By: _____

Secretary