

SPRIGGS ADDITION, FIRST FILING
 To The Town of Lander, Fremont County, Wyoming

PAUL EDWARD SPRIGGS

MARGARET SPRIGGS

BLACK HOMES, INC., A WYOMING CORPORATION

SPRIGGS DEVELOPMENT CORPORATION,
A WYOMING CORPORATION

DECLARATION OF PROTECTIVE
COVENANTS

Spriggs Addition, First Filing
To the Town of Lander
Fremont County, Wyoming

to

THE PUBLIC

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Paul Edward Spriggs, sometimes known as Paul E. Spriggs, and Margaret Spriggs, husband and wife, and Black Homes, Inc., a Wyoming Corporation, and Spriggs Development Corporation, a Wyoming Corporation, being the present owners of all lots and blocks contained and described in the Spriggs Addition First Filing to the Town of Lander, Fremont County, Wyoming, to correct the description of the lands mentioned, the names of the present owners and many typographical errors contained in that certain instrument entitled "DECLARATION OF PROTECTIVE COVENANTS Spriggs Addition Filing No. 1," as executed by Paul E. Spriggs and Margaret Spriggs and recorded in the office of the County Clerk and ex-officio register of deeds in and for Fremont County, Wyoming, on May 5, 1961, in Book 52 of Miscellaneous Instruments, page 209 and to cancel the same, do hereby covenant and agree that said instrument be and the same is hereby cancelled and that all of said blocks, in said Addition and all of said lots in said blocks are held subject to and with the benefit of all the restrictions, conditions, covenants, charges, and agreements contained in this DECLARATION OF PROTECTIVE COVENANTS, and they do further hereby covenant and agree that any subsequent grants of any of the said lots now owned by them in said Addition shall be subject to the covenants and restrictions hereinafter set forth:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars. No building of any kind shall be moved onto the above tracts. All construction shall be new.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of design with existing structures, and as to location with respect to topography and finish grade elevation.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$9,000.00, based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purposes of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 864 square feet for a one-story dwelling, not less than 600 square feet for one and one-half stories, and not less than 700 square feet for a two-story dwelling.

STATE OF WYOMING, Filed in this office
FREMONT COUNTY } NO. 553941
CLERK'S OFFICE }
for record at o'clock M

Recorded
in Book 52 JUN 6 1961

of MISS. P.M. 316
JAMES A. FARTHING
County Clerk and Ex-officio Register of Deeds
By _____ Deputy

INDEXED ✓

ABSTRACTED

PHOTOSTATIC RECORDED

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4. **BUILDING LOCATION.** No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 55 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenants, eaves, steps, and open porches shall not be construed to permit a part of a building, provided, however, that this shall not permit any portion of a building, on a lot to encroach upon another lot. In the event a house is turned on a corner lot to face the side street, the setback line from each street lot line shall be a minimum of 25 feet.

5. **LOT AREA AND WIDTH.** No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 5,500.00 square feet.

6. **NUISANCE.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other building shall be used on any lot at any time as a residence either temporarily or permanently, except for lumber shed, shop, office building and one trailer house during the construction period.

8. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

9. **FENCES.** Yard fences, walls, or hedges may extend only from the rear of the lot to the front or side setback line, and there shall be no front yard fencing, walls, or hedges.

10. **LIVESTOCK AND POULTRY.** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes.

11. **GARBAGE AND REFUSE DISPOSAL.** 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 storage or disposal of such material shall be kept in clean and sanitary condition.

12. **SIGNS.** No signs of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than 5 square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction of sales period.

13. **EASEMENTS.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown in the recorded plat.

14. **MEMBERSHIP.** The architectural control committee is composed of T. P. Black, Ronald M. Vontz, John W. Black, and Raymond L. Woods, all of Cheyenne, Wyoming. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members of the committee shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenants. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or to restore to it any of its powers and duties.

15. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it. The failure of such representative to approve or disapprove any proposed building plan shall not in any way relieve the owner or the builder from his legal responsibility to comply with the covenants, conditions, and restrictions contained herein.

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

17. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

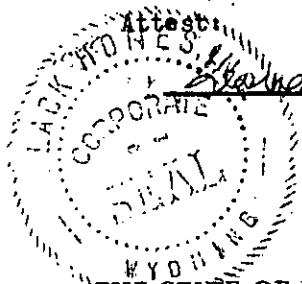
18. SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

SIGNED AT LANDER, WYOMING this 3rd day of June 1961.

BLACK HOMES, INC., a Wyoming Corporation,

by *Ronald J. ...*
Vice-President

Margaret Spriggs
Margaret Spriggs



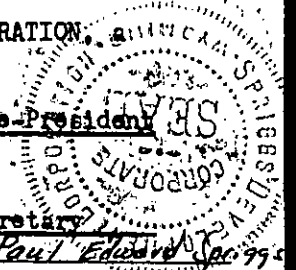
Attest: *Ronald J. ...*

Paul Edward Spriggs
Paul Edward Spriggs or commonly called Paul E. Spriggs

SPRIGGS DEVELOPMENT CORPORATION, Wyoming Corporation,

by *Ronald J. ...* Vice-President

Attest: *W.A. Smith* Secretary



THE STATE OF WYOMING)
County of Fremont) ss

On this 3rd day of June, 1961, before me personally appeared *Paul Edward Spriggs* known also as *Paul E. Spriggs + Margaret Spriggs, husband and wife* to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(SEAL)

Joyce E. ...
Notary Public

My commission expires: *Dec 12, 1964*

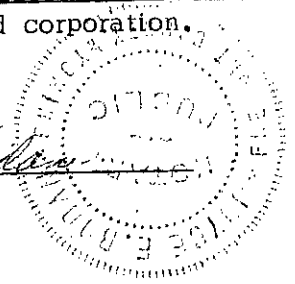
THE STATE OF WYOMING)
County of Fremont) ss

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On this 3rd day of June, 1961, before me personally appeared Raymond Woods to me known, who, being by me duly sworn, did say that he is the Vice-President of Black Homes, Inc., a Wyoming Corporation and that said instrument was signed and sealed in behalf of said Black Homes, Inc., a Wyoming Corporation, by authority of its Board of Directors and said Raymond Woods acknowledged said instrument to be the free act and deed of said corporation.

(SEAL)

Joyce E. Ballard
Notary Public



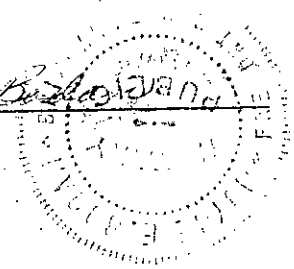
My commission expires: Dec. 12, 1964

THE STATE OF WYOMING)
County of Fremont) ss

On this 3rd day of June, 1961, before me personally appeared Raymond Woods to me known, who, being by me duly sworn, did say that he is the Vice-President of Spriggs Development Corporation, a Wyoming Corporation and that said instrument was signed and sealed in behalf of said Spriggs Development Corporation, a Wyoming Corporation, by authority of its Board of Directors and said Raymond Woods acknowledged said instrument to be the free act and deed of said corporation.

(SEAL)

Joyce E. Ballard
Notary Public



My commission expires: Dec. 12, 1964