

PLAT OF
SPRIGGS ADDITION, SECOND FILING
TO THE TOWN OF LANDER, FREMONT COUNTY, WYOMING
A SUBDIVISION OF PART OF THE E/2, SE/4, SECTION 13, T33N, R100W,
6TH PM, FREMONT COUNTY, WYOMING

SURVEYORS CERTIFICATE

I, R.D. Conant, a Registered Licensed Land Surveyor of the State of Wyoming, do hereby certify that the plat of Spriggs Addition, Second Filing, in the Town of Lander, Fremont County, Wyoming, as shown on the attached map, was surveyed and laid out in accordance with the provisions of the Wyoming Statutes, and that the same is correctly surveyed and correctly shown on the plat. I further certify that the plat is a true and correct copy of the original plat as shown on the attached map, and that all measurements have been indicated thereon and all data shown thereon are correct. My Commission Expires on the 15th day of December, 1913.

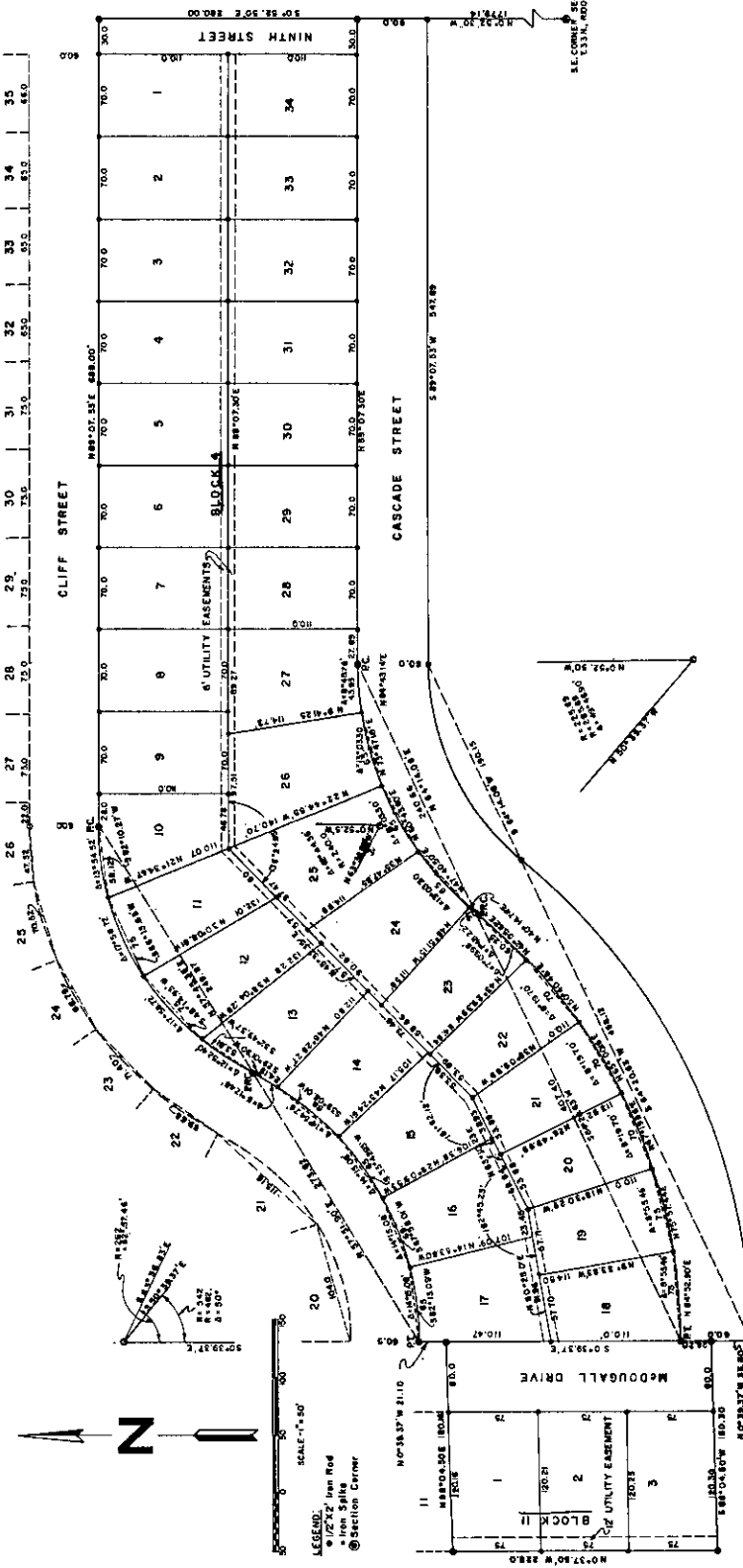
Subscribed and sworn to and filed in my office this 15th day of December, 1913.
R.D. Conant
My Commission Expires on the 15th day of December, 1913.

OWNERS CERTIFICATE

The Certificate that the Spriggs Development Corporation, Wyoming Corporation was the owner of part of the land shown on the attached map, and that the same was surveyed and laid out in accordance with the provisions of the Wyoming Statutes, and that the same is correctly surveyed and correctly shown on the attached map, and that all measurements have been indicated thereon and all data shown thereon are correct. My Commission Expires on the 15th day of December, 1913.

CORPORATE ACKNOWLEDGEMENT

On this 15th day of December, 1913, before me personally appeared JOHN W. Black, Jr., who being by me duly sworn depose that he is the president of Spriggs Development Corporation, Wyoming Corporation, and that the instrument hereon is the corporate act of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors and said JOHN W. Black administered said instrument to me in the free and open presence of said corporation. My Commission Expires on the 15th day of December, 1913.



TOWN COUNCIL
LANDER, WYOMING
APPROVED
BY: *[Signature]*
ATTEST: *[Signature]*
DATE: 12-15-13

BOARD OF COUNTY COMMISSIONERS
FREMONT COUNTY, WYOMING
APPROVED
BY: *[Signature]*
ATTEST: *[Signature]*
DATE: 12-15-13

STATE OF WYOMING
FREMONT COUNTY CLERKS OFFICE
I have on this 15th day of December, 1913, at Lander, Wyoming, recorded the foregoing plat of Spriggs Addition, Second Filing, in the Town of Lander, Fremont County, Wyoming, as shown on the attached map, and that the same is correctly surveyed and correctly shown on the attached map, and that all measurements have been indicated thereon and all data shown thereon are correct. My Commission Expires on the 15th day of December, 1913.

Paul Edward and Margaret Spriggs
Husband and Wife
To
The Public

DECLARATION OF PROTECTIVE COVENANTS
Spriggs Addition
Town of Lander
Fremont County, Wyo.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Paul Edward Spriggs and Margaret Spriggs, husband and wife, being the present owners of the land directly south and adjoining Cliff St., Spriggs Addition, Town of Lander, Fremont County, Wyo. Do hereby covenant and agree that said land for a depth of 100 feet shall be restricted to residential or agricultural purposes.

SIGNED AT LANDER, WYOMING this 2 day of May 1961

552108
STATE OF WYOMING, Filed in this office
FREMONT COUNTY
CLERK'S OFFICE (No. _____)
for record at _____ o'clock A.M.
Recorded MAY 2 1961
in Book _____
By JAMES A. FARTHING
County Clerk and Ex-officio Register of Deeds
By Richard P. ... Deputy

Paul Edward Spriggs
Paul Edward Spriggs
Margaret Spriggs
Margaret Spriggs


STATE OF WYOMING)
County of Fremont)

On this 2 Day of May, 1961, before me personally appeared Paul Edward Spriggs and Margaret Spriggs, husband and wife, to me know 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, including the release and waiver of home-stead, and said wife having been by me fully appraised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and notarial seal, the day and year in this certificate first above written.

(Seal)

My Commission expires: Nov. 12, 1964

James A. Farthing
Notary Public


INDEXED ✓
ABSTRACTED
PHOTOSTATIC RECORDED

PAUL EDWARD SPRIGGS
MARGARET SPRIGGS
BLACK HOMES, INC., A WYOMING CORPORATION
SPRIGGS DEVELOPMENT CORPORATION,
A WYOMING CORPORATION

DECLARATION OF PROTECTIVE
COVENANTS

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

to
THE PUBLIC

NOW 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 Second Filing to the Town of Lander, Fremont County, Wyoming, do hereby covenant and agree that all of said block, 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 a 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.

569202

STATE OF WYOMING, filed in this office
FREMONT COUNTY
CLERK'S OFFICE No. _____
for record at _____

Recorded MAR 8 1962

by _____
Clerk of the County of Fremont

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, caves, 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 over rear 6 feet and inner five feet of said lots.

14. MEMBERSHIP. The architectural control committee is composed of T. P. Black, Ronald M. Vonts, 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 thirty-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 judgment 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 8th day of February 1962.

BLACK HORNES, INC., a Wyoming Corporation.

by [Signature]
Vice-President

Attest: [Signature]
Asst. Secretary

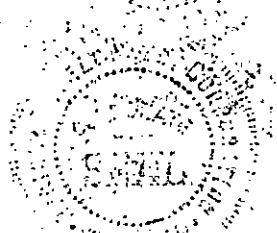
[Signature]
Margaret Spriggs

[Signature]
Paul Edward Spriggs or commonly called Paul E. Spriggs

SPRIGGS DEVELOPMENT CORPORATION, a Wyoming Corporation

by [Signature]
Vice-President

Attest: [Signature]



THE STATE OF WYOMING)
County of Fremont) ss

In this 8th day of February, 1962, before me personally appeared Margaret Spriggs and Paul Edward Spriggs 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.

[Signature]
Notary Public

My commission expires Sept 15, 1965

THE STATE OF WYOMING)
County of Fremont) ss

On this 8th day of February, 1962, before us personally appeared Raymond Woods to us known, who, being by us 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 Corporation by authority of its Board of Directors and said Vice President acknowledged said instrument to be the free act and deed of said corporation.

(SEAL)

Helen L Scott
Notary Public

My commission expires: Sept 15, 1965

THE STATE OF WYOMING)
County of Fremont) ss

On this 8 day of February, 1962, before us personally appeared Raymond Woods to us known, who, being by us 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 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)

James E. Bolars
Notary Public

My commission expires: Dec. 12, 1964