

CERTIFICATE OF DEDICATION

SECURITY HOMES COMPANY, a Wyoming Corporation, does hereby certify as follows:

That the following subdivision, of a portion of Lot 4 of Section 7, T.33N, R.99W, of the 6th P.M., in the Town of Lander, Fremont County, Wyoming, as appears on this plat, more particularly described as follows:

Beginning at point #1, which point bears N.33°17'E. a distance of 393.7' from the SW corner of said Section 7, and which point is common with point #6 as described on the plat of the Sunset First Addition to the Town of Lander, Wyoming; thence proceeding S.89°46'E. along the North line of said Sunset First Addition for a distance of 883.9 ft. to point #2; thence proceeding N.0°32'W. a distance of 280.0 ft. to point #3; thence proceeding N.89°46'W. a distance of 880.15 ft. to point #4; which point is common with point #5 as described on the plat of said Sunset First Addition; thence proceeding S.0°14'W. a distance of 280.0 ft. more or less, to point #1; the point of beginning hereinbefore mentioned.

is with the free consent, and in accordance with the desires of the undersigned owner and proprietor.

SECURITY HOMES COMPANY, a corporation

By A. W. Edwards
President

ATTEST O. Q. Notwick, Jr.
Secretary

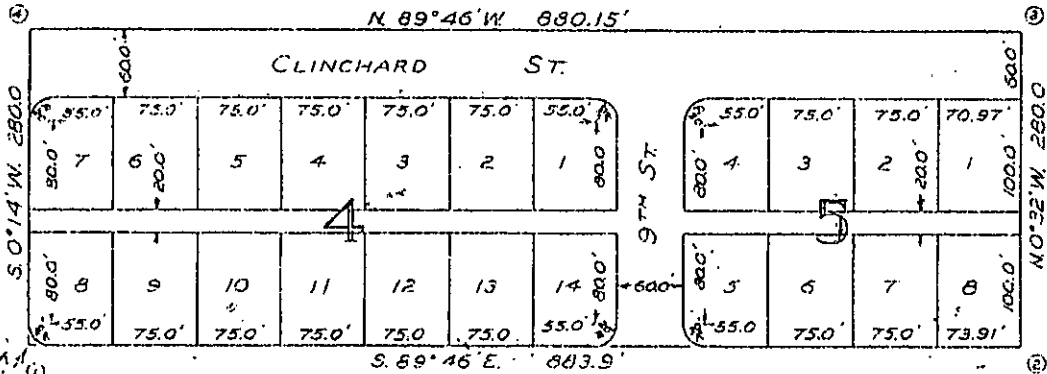
STATE OF WYOMING) ss
County of Fremont)

On this day of August, 1960 before me appeared A.W. Edwards and O.Q. Notwick, Jr. to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of Security Homes Company, a Wyoming Corporation and that the seal affixed to this plat and dedication is the seal of said corporation, and that this instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said A.W. Edwards and O.Q. Notwick, Jr. acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal the day and year last aforesaid.

Harold E. Fisher
NOTARY PUBLIC

My Commission expires on the 28th day of Sept, 1963



STATE OF WYOMING } 538679
Fremont County Clerk's Office

Filed in this office for record
at 11:00 o'clock A.M. Aug. 25, 1960.
Recorded in drawer 2 10-94
County Clerk and Ex-officio Register
of Deeds. Harold E. Fisher
By Allen B. ... Deputy

Scale 1"=100'

APPROVALS

Approved: Town Council of Lander, Wyoming
By: ...
MAYOR

Attest: ...
TOWN CLERK Dated Aug. 24, 1960

Approved: Board of County Commissioners
Fremont County Wyoming

By: ...
CHAIRMAN
Attest: ...
COUNTY CLERK Dated Aug. 25, 1960

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
County of Fremont)

I, C.E. Spurlack, Jr. of Lander, Wyoming do hereby certify that this map was made from notes taken during an actual survey made under my supervision on August 1 and 2, 1960 and that it correctly represents the "Sunset Second Addition" to the Town of Lander Wyo. as stated on the ground during said survey, that said addition is described on this plat in the Certificate of Dedication by the owner, that said plat is true and correct, that all measurements were made with a steel tape and all angles were turned from the true meridian, and that all the lot and block corners are marked with iron pins or spikes driven flush with the ground. All distances are shown in feet and decimals thereof, and all angles in degrees and minutes from the true meridian.

C. E. Spurlack, Jr.
P.E. & L.S. WYO. LICENSE #996

Subscribed in my presence and sworn to before me this 23rd day of August 1960.

Harold E. Fisher
NOTARY PUBLIC

My Commission expires on the 28th day of Sept 1963

MAP OF THE
SUNSET SECOND ADDITION
TO THE
TOWN OF LANDER
FREMONT COUNTY, WYOMING
BEING A PORTION OF LOT 4, SEC. 7, T.33N, R.99W, 6th P.M.

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STATEMENT OF RESTRICTIVE COVENANTS
TO RUN WITH LAND

The SECURITY HOMES COMPANY, and the FREMONT TRUCK AND IMPLEMENT COMPANY, Wyoming Corporations, duly authorized to do business in the State of Wyoming, fee owners of the real estate hereinafter described, hereby make the following declaration as to limitations, restrictions and uses to which the lots hereinafter described may be put, hereby specifying that said declarations shall constitute covenants to run with all of said land, and shall be binding upon all parties and all persons claiming under them, for the benefit of and limitations upon all further owners thereof, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and uses as herein specified, said real property being described as follows, to wit:

All of the lots in Block 1, except Lots 8, 9, 10, 11, 12 and 13, in Sunset Addition to the Town of Lander, Fremont County, Wyoming. All of Block 2 of Sunset First Addition and all of Blocks 4 and 5 of Sunset Second Addition to the Town of Lander, Fremont County, Wyoming.

1. Each and every lot shall be known as a "residential lot" and no structure or structures shall be erected, altered, placed or permitted to remain on any such residential lot other than one detached single family dwelling, together with a private garage for not more than two automobiles.

2. Each such dwelling shall contain a minimum ground floor living area of not less than eight hundred (800) square feet, exclusive of porches or garages, in the case of a one story structure, nor less than seven hundred (700) square feet in the case of a one and one-half or two story structure, each such dwelling shall be constructed at a minimum cost of not less than Nine Thousand (\$9,000.00) Dollars, based upon 1955 labor and material costs.

3. No structure shall be erected, placed or altered on any such building lot until the building plans, specifications and plot plan showing the location of such structure have been approved in writing as to the conformity and harmony of external design and as to location of the structure with respect to topography and finished ground elevation and as to conformity with all of the covenants, conditions and restrictions contained herein by a representative of the SECURITY HOMES COMPANY to be designated by said SECURITY HOMES COMPANY. The representative of SECURITY HOMES COMPANY shall, within thirty (30) days or as soon thereafter as practicable, approve or disapprove any plans and specifications submitted to him in writing. 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.

4. The representative shall serve without compensation, and SECURITY HOMES COMPANY shall not be liable for actions or decisions on any matter done pursuant to the provisions hereof.

5. No structure shall be erected within this addition which does not conform with the general standards of the subdivision. Basement dwellings, garage dwellings, trailer houses, tents, outhouses, outbuildings, shacks, etc., shall be prohibited. No structure of a temporary nature shall be used as a dwelling, either temporarily or permanently. All construction shall be new and no building or buildings may be moved from another location to any site within the above described lots.

6. No structure shall be erected nearer than twenty (20) feet to the Front Lot Line. No residential dwelling shall be located nearer than eleven (11) feet to the side line of a residential lot on either side, provided however, one side yard may be reduced to five (5) feet, provided that no living quarters of houses on adjacent lots shall be closer than sixteen (16) feet thereto. In the event a house on a corner lot is turned to face the side street, the set-back shall not be less than twenty (20) feet from each street. No residential structure shall be erected on any lot which has an area of less than six thousand (6,000) square feet or a width of less than sixty (60) feet at the building front set-back line.

7. No obnoxious or offensive trade or activity or illegal practice of any kind shall be carried on upon any residential lot or any part thereof or in any building or structure or any part thereof, nor shall any activity be carried on which is or may become an annoyance or nuisance to the occupants of the adjoining or remaining residential lots in said addition.

8. No signs, billboards or advertising structure of any kind shall be erected or displayed on any residential lot or lots other than a single sign not more than two by two and one-half ($2 \times 2\frac{1}{2}$) feet in size advertising a specific lot or house for sale or rent, and said sign shall be placed only on the house or lot being so advertised; provided, however, that advertising signs by builders and materialmen will be allowed during periods of construction.

9. No trash, refuse, ashes or other rubbish may be dumped or thrown on any residential lot or portion thereof.

10. Easements are reserved on each lot as shown on the recorded plat for utility installation and maintenance and for the use of drains or other purposes that may be necessary for the promotion of the health and general welfare of the inhabitants of the addition.

11. Yard fences, wall, or hedges may extend only from the rear of the lot to the rear of the house thereon, and there shall be no front yard fencing, walls or hedges.

12. There shall be no duplexes or double dwellings erected in the area and no house basement, dwelling or structure shall be constructed, remodeled, changed or erected for the purpose of making it into an additional family dwelling, and no dwelling or structure of any kind shall be inhabited by more than a single family.

13. 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 excavation 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.

14. All covenants, conditions and restrictions set forth herein shall remain with the land and be binding on all parties and persons claiming any interest in any of the land herein described or any part thereof.

15. The covenants, conditions and restrictions contained herein shall be in effect for a period of twenty-five (25) years from the date hereof, at which time said covenants, conditions and restrictions shall automatically be extended for successive periods of ten (10) years, provided that at the end of such twenty-five (25) year period or any such ten (10) year period the then owners of said residential lots may, by majority vote, amend, modify, or nullify said covenants, conditions or restrictions in whole or in part.

16. Any violation of the covenants, conditions and restrictions contained herein may be enjoined in a court of law or equity by SECURITY HOMES COMPANY or by a majority of the owners of said residential lots, and any person violating said covenants, conditions and restrictions shall be liable for damages to the remaining owners.

17. The covenants, conditions and restrictions contained herein are accepted by the Town of Lander, Fremont County, Wyoming, and the property herein described is and shall be subject to all laws and ordinances of said Town.

18. In the event any clause, sentence, paragraph or part of this agreement shall for any reason be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this agreement, but such judgment shall be confined in its operation to the clause, sentence, paragraph or part thereof specifically held to be invalid.

IN WITNESS WHEREOF, said SECURITY HOMES COMPANY and FREMONT TRUCK AND IMPLEMENT COMPANY have caused this instrument to be executed and the seal of said corporations attached this 23 day of Aug., 1960.

ATTEST:

SECURITY HOMES COMPANY

O. O. Peterson
Secretary

BY: *A. W. Edwards*
President

ATTEST:

FREMONT TRUCK AND IMPLEMENT CO.

M. Smith
Secretary

BY: *E. H. ...*
President

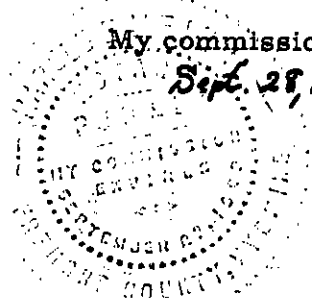
THE STATE OF WYOMING)
) SS.
COUNTY OF WASHAKIE)

On this 23rd day of August, 1960, before me personally appeared A. W. Edwards, to me personally known, who, having been by me first duly sworn did say: That he is the President of SECURITY HOMES COMPANY, the corporation described in and which executed the foregoing instrument; that the seal affixed to said instrument is the corporate seal 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 A. W. Edwards acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year in this certificate first above written.

My commission expires:
Sept. 28, 1963

Shaul E. ...
Notary Public



THE STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

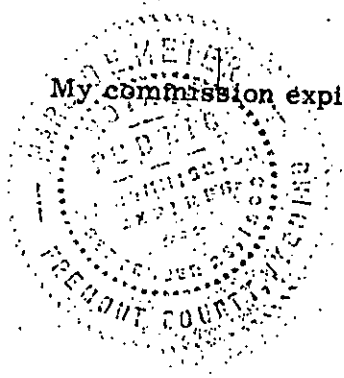
On this *28th* day of *August*, 1960, before me personally appeared E. H. HOBSON, to me personally known, who, having been by me first duly sworn did say: That he is President of the FREMONT TRUCK AND IMPLEMENT COMPANY, the corporation described in and which executed the foregoing instrument; that the seal affixed to said instrument is the corporate seal 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 E. H. Hobson acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year in this certificate first above written.

Harold E. Mui

Notary Public

My commission expires: *Sept. 20, 1963*



STATE OF WYOMING } Filed in this office
FREMONT COUNTY }
CLERK'S OFFICE } **538680**
for record at.....o'clock.....M
Recorded
in Book **SD** **AUG 25 1960**
of *M.S.S.* Page *558*
by *James A. Faith*
County Clerk and Ex-officio Register of Deeds
by *Jesse Bolmer* Deputy

PHOTOSTATIC RECORD