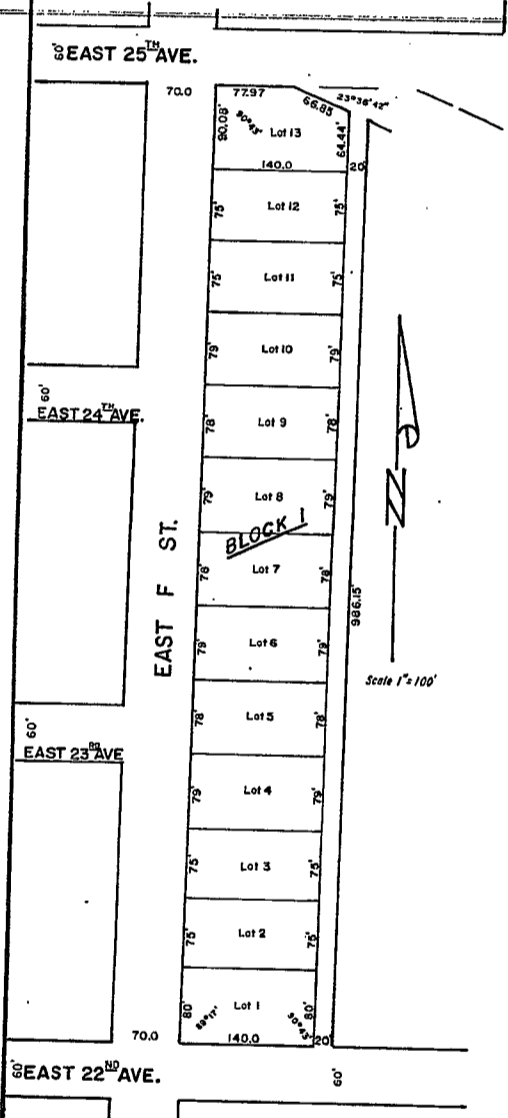


BLOEDORN FIRST ADDITION.
 To the Town of Torrington, Goshen County, Wyoming
 SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 10, T.24N.; R.61W.

581629

The State of Wyoming)
 County of Goshen) ss.
 This instrument was filed for record
 on the 1st day of June
 A. D. 1971 at 2:05 o'clock P. M.
 and is duly recorded in book 202
 on page 107
Thomas J. Deall
 County Clerk and Ex-Officio of Deeds
 Deputy



CERTIFICATE OF SURVEYOR

STATE OF WYOMING) SS.
 COUNTY OF GOSHEN (

I, J. H. COFFMAN, OF TORRINGTON, WYOMING, DO HEREBY CERTIFY THAT BLOEDORN FIRST ADDITION TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, WAS SURVEYED BY ME, THAT SAID SUBDIVISION IS LOCATED IN THAT PART OF THE SW $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 61 WEST OF THE 6TH P.M., AS SHOWN ON THE ANNEXED PLAT, WHICH IS A CORRECT DELINEATION OF SAID SURVEY, DRAWN TO A SCALE OF 100 FEET TO THE INCH. THE WIDTH OF THE STREETS AND ALLEY AND THE DIMENSIONS OF LOTS ARE INDICATED IN FEET AND DECIMALS THEREOF ON SAID PLAT. EACH LOT AND BLOCK BEARS ITS OWN NUMBER.

J. H. Coffman
 CIVIL ENGINEER - LAND SURVEYOR

WYOMING REG. NUMBER PE-LS 529

**BLOEDORN FIRST ADDITION
 TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING**

DEDICATION

THIS CERTIFIES THAT TORRINGTON LUMBER COMPANY, A CORPORATION UNLAWFULLY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WYOMING IS THE OWNER OF THAT PART OF THE SW $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 61 WEST OF THE 6TH P.M. ON WHICH BLOEDORN FIRST ADDITION TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, IS LOCATED AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEYOR'S CERTIFICATE; THAT SAID OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AS BLOEDORN FIRST ADDITION TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, AS SHOWN BY SAID PLAT AND SURVEYOR'S CERTIFICATE; THAT THE ALLEY INDICATED ON SAID PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PURPOSES SHOWN THEREON AND THAT THIS DEDICATION, AS MADE TO APPEAR ON THE ACCOMPANYING PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

IN WITNESS WHEREOF, TORRINGTON LUMBER COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY THE PRESIDENT AND COUNTERSIGNED BY THE SECRETARY AND THE CORPORATION SEAL AFFIXED THIS 1 DAY OF June, 1971.

TORRINGTON LUMBER COMPANY
 BY R. H. Trencher
 PRESIDENT

COUNTERSIGNED:

A. H. Sullivan
 SECRETARY

STATE OF WYOMING) SS.
 COUNTY OF GOSHEN (

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 1971.

Bob C. Sigler
 /NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 15, 1971.

THE FOREGOING PLAT OF BLOEDORN FIRST ADDITION TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, IS HEREBY APPROVED THIS 1st DAY OF June, 1971.

BOARD OF COUNTY COMMISSIONERS OF
 GOSHEN COUNTY, WYOMING

BY M. L. Nelson
 CHAIRMAN

ATTEST:
Thomas J. Deall
 COUNTY CLERK

THE FOREGOING PLAT OF BLOEDORN FIRST ADDITION TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, IS HEREBY APPROVED THIS 1st DAY OF June, 1971.

THE TOWN COUNCIL OF THE TOWN OF
 TORRINGTON, GOSHEN COUNTY, WYOMING

BY A. H. Sullivan
 MAYOR

ATTEST:
Thomas J. Deall
 TOWN CLERK

ENTRY NUMBER

TORRINGTON LUMBER COMPANY

TO

THE PUBLIC

PROTECTIVE COVENANTS

Dated April 17, 1972

Filed April 17, 1972 at 3:25 P.M.

Recorded in Book 352, Page 453

Goshen County Records.

These covenants made and entered into this 17th day of April, 1972, by and between all persons now owning any right, title, interest, or equity in and to those lands described as follows, to-wit:

Lots 1 thru 13, Block 1, Bloedorn First Addition to the Town of Torrington, Goshen County, Wyoming.

WITNESSETH

1. All lots within said addition shall be known and described as residential lots. The definition of a building plat for the purpose of this instrument, is a parcel of land in said addition composed of the whole or a part of a lot therein or a portion of two or more adjoining lots or all of one or more lots, and a part or parts of one or more adjoining lots.

2. No structure shall be erected, altered, placed, or permitted to remain on any building plot other than one detached single-family dwelling, not to exceed two stories in height, and a private garage for not more than two cars, except:

(a) On corner lots, private garages shall be permitted for one to three cars.

(b) Any building and structures specifically approved by the Town of Torrington are not to be excluded.

3. No building shall be erected, placed or altered on any lot until the construction plans, specifications, and a plan showing the location of the structure have been approved by the Torrington Lumber Company or its authorized representative, or a committee of property owners in said addition appointed by the Torrington Lumber Company. If approval or disapproval of such design is not given within thirty days after said plans and specifications have been submitted, such approval will not be required and this covenant will be deemed to have been fully complied with. No person or persons performing services pursuant to this covenant shall be entitled to any compensation.

4. No building shall be located on any lot nearer than 30 feet to the front lot line or nearer than 15 feet to any side streetline. Dwellings with off street parking spaces in front shall be designed to provide adequate room for parking a car of standard length within the lot line. No building shall be located nearer than 5 feet to an interior lot line, except detached garages may be located within 3 feet of a side building plot line, but not closer thereto and then only if said detached garage is 70 feet or more back from the front lot line. No building shall be located on any interior lot nearer than 20 feet to the rear lot line. For the purpose of this covenant, any part of a building, open to the sky shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. No dwelling shall be erected or placed on any building plot having a width of less than 60 feet at the minimum building set back lines nor shall any building be erected or placed on any building plot having an area of less than 7500 square feet.

6. No dwelling shall be permitted on any lot at a cost of less than \$15,000.00 based upon cost levels prevailing on the date these covenants are recorded, 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 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.

7. The ground floor area of one-story main dwelling structure exclusive of one-story porches, overhanging projections and garages shall not be less than 864 feet. Dwellings one and one-half to two stories in height shall have a ground floor area for main dwelling structures, exclusive of open porches, overhanging projections, and garages of not less than 864 square feet.

8. No trailer, basement, tent, shack, garage, barn or other outbuildings erected in said addition 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.

9. Construction upon said lands is limited to new construction or alteration of existing structures and no moved in structures or relocation of constructed buildings will be permitted, other than new prefabricated or pre-cut buildings or structures constructed within ninety days just preceding their movement into said addition, may be moved into said addition.

10. All buildings and structures commenced in said addition shall be completed within one year after the start of construction thereof.

11. No noxious or offensive trade or activities 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.

12. No sign or other advertising device of any character shall be erected or maintained upon any part of said property except that (a) on any one lot or building site, one sign not larger than twelve square feet, advertising the property for sale or rent, may be erected and maintained; and (b) declarants may erect and maintain on said property such signs and other advertising devices as they may deem necessary or proper in connection with the conduct of their operations for the development, improvement, subdivision and sale of said property.

13. Easements for installation and maintenance of utilities and street lighting and drainage facilities are reserved as shown on the recorded plat.

14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within 30 feet of the corner formed by the front lot line and the side lot line. The same sight line limitations shall apply on any lot within 5 feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances at such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

15. 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.

16. Public concrete walks shall be installed in accordance with the Town of Torrington specifications in front of each improved lot and on side street of all improved corner lots.

17. No poultry or fowl of any kind, or horses, cows, goats, sheep, or other domestic animals except dogs and cats shall be permitted to be kept on any lot or building plots in said addition. Dogs and cats may be kept as pets but under no circumstances may they be raised commercially.

18. Vehicles of size larger than the now standard American manufactured motor car, vehicles the primary use of which is other than the transportation of passengers not for hire, vehicles intended to be used primarily for sport, commerce or industry, such as trucks, campers, boats and boat trailers, tractors, and trailers, shall not be parked on the street or any of the front portions (within 40 feet of the street right of way) of any lot or lots for a continuous period of more than 48 hours. The foregoing enumeration of certain specific vehicle types is not intended to be exclusive, but only illustrative.

19. These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until the 1st day of January, 1983, at which time said covenants shall be automatically extended for successive periods of ten years unless

by vote of a majority of the then owners of the building plats it is agreed to change said covenants in whole or in part,

20. In the event the parties hereto, 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 addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing, or to recover damages or other dues for such violations.

21. Invalidity 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.

IN WITNESS WHEREOF, Torrington Lumber Company has caused this instrument to be executed in its name by its President and countersigned by its Secretary under the corporate seal of the Company this 17th day of April, 1972.

SIGNED: TORRINGTON LUMBER COMPANY
By: R.B. Fancher, President
Attest: R.G. Bullack, Secretary.

(CORPORATE SEAL)

STATE OF WYOMING)
COUNTY OF GOSHEN) SS.

The foregoing instrument was acknowledged before me this 17th day of April, 1972.

WITNESS my hand and official seal.

Grace McIver, Notary Public.

(SEAL) Commission expires April 2, 1975.

STATE OF WYOMING)
COUNTY OF GOSHEN) SS.

The foregoing instrument was signed by R.B. Fancher, who being duly sworn, did say that he is the President of Torrington Lumber Company, and that the seal affixed 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 R.B. Fancher acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.

Grace McIver, Notary Public.

(SEAL) Commission expires April 2, 1975.
