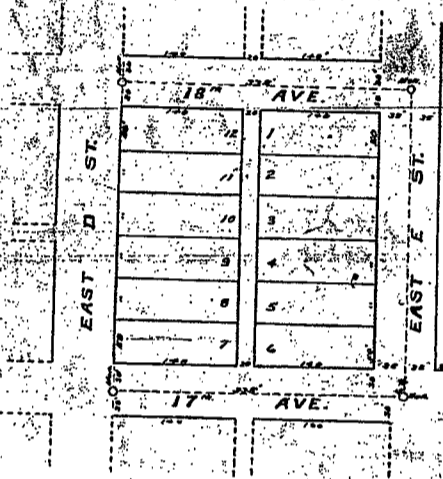


COY'S SECOND ADDITION

TO THE TOWN OF
TORRINGTON, WYOMING.

SCALE 1" = 100'



341901

For record
50 9/16
J. [Signature]

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
County of Goshen) ss

I, Geo. W. Marks of Torrington, Wyoming, hereby certify that this map was made from notes taken during an actual survey made by me on February 27, 1930 and that it shows the location of lots as marked on the ground by concrete monuments and street intersections as marked by concrete monuments and that the land embraced in this Addition is a portion of the east 1/4 of Sec. 16, T. 26 N. R. 61 W. of the 6th P.M. *Geo. W. Marks*
March 3, 1930 License No. 193

DEDICATION

Know all men by these presents that Preston Wyoming Farms Inc. owners in fee simple of the lands embraced in this plat and dedication, does hereby declare the subdivision of the within described lands to be in fee and does hereby dedicate to the use of the public the streets and alleys shown hereon
Dated March 3, 1930

John R. Jordan
Secretary

PRESTON WYOMING FARMS INC.
By *[Signature]*
President

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF GOSHEN) ss

On this 5th day of March 1930, before me personally appeared C. W. Wright to me personally known, who, being by me duly sworn, did say that he is the President of Preston Wyoming Farms Inc. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said C. W. Wright acknowledged said instrument to be the free act and deed of said corporation.

My commission expires on the 31 day of March 1930
Given under my hand and Notarial seal this 3rd day of March 1930

Orla H. Reich
Notary Public



46A

E N T R Y N U M B E R
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PRESTON-WYOMING FARMS, INC.,
a Nebraska corporation,

TO

THE PUBLIC

DECLARATION OF PROTECTIVE COVENANTS
Dated June 9, 1950
Filed June 9, 1950 at 2:30 P. M.
Recorded in Book 181, page 566
Goshen County Records.

PRESTON-WYOMING FARMS, INC., a corporation organized and existing by virtue of the laws of the State of Nebraska and domesticated under the laws of the State of Wyoming, is the present owner of all of Coy's Third Addition to the Town of Torrington, Goshen County, Wyoming, according to the recorded plat thereof. Said Corporation covenants and agrees with the persons, firms and corporations who may from time to time hereafter purchase any lot in said addition, and with the successors in title of said persons, firms and corporations, that said title is held subject to, and with all the benefits of the restrictions, conditions, covenants, charges and agreements herein contained, and said restrictions, conditions, covenants, charges and agreements are made covenants running with the land in favor of each and all of the future owners of land in said Addition, and every ownership of lands in said Addition shall be subject to the following covenants and restrictions, to-wit:

(a) All of the lots in said Addition shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building lots in said Addition other than one detached and single family dwelling or duplex not to exceed 2½ stories in height and a private garage for no more than 2 cars and appurtenant out buildings; provided, however, that apartment buildings not more than 3 stories in height, and a garage containing a stall for each apartment in said apartment house shall be excepted from this restriction.

(b) No building shall be erected, altered, placed, or permitted to remain on any building lot in this Addition until the external design and location thereof have been approved in writing by the neighborhood committee hereinafter provided for. However, if the Committee fails to approve or disapprove such design or location within 30 days after such plan and location has been submitted the same shall be deemed to have been approved by said Committee.

(c) Preston-Wyoming Farms, Inc., reserves the right to name any 3 residents of Torrington, Wyoming, as a neighborhood committee to so serve until such time as one-half of said lots in said Addition have been sold. Said neighborhood committee shall call an election and give notice thereof to each owner in the Addition by ordinary mail to the last known address of such lot owner as shown by the records of said neighborhood committee; but if no such address be shown in said records, then at such address as may be given on the books of the County Treasurer of Goshen County, Wyoming. Said neighborhood committee will fix the date of said election and mail notices of such election at least 10 days in advance thereof. At said election a neighborhood committee of 3 members, all of whom shall be owners of lots in said Addition, or agents or attorneys of Preston-Wyoming Farms, Inc., shall be elected, who shall hold office for the term of 1 year and until their successors are elected and qualified.

Until one-half of the lots in said Addition are sold Preston-Wyoming Farms, Inc., may fill by appointment, any vacancy occurring in the membership of said committee, and after the election has been held the remaining members of the Committee shall fill any vacancy occurring therein. The elected neighborhood committee may call an election at any time after 1 year to elect their successors in office, and shall call such an election at any time after 1 year if petitioned so to do by 10 lot owners in said Addition. At any election each lot owner, including Preston-Wyoming Farms, Inc., shall have one vote for each lot owned by him or it.

(d) No building shall be located on any residential building plot nearer than 25 feet to the front lot line thereof, nor nearer than 15 feet to any side street line. No building except a garage or other out building located at least 70 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

(e) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 4500 square feet or a width of less than 50 feet in the front building set back line.

(f) No noxious or offensive trade or activity shall be carried on or operated on any lot which shall tend to reduce the value of adjacent property, nor shall anything be done thereon which may be an annoyance or nuisance to the neighborhood.

(g) No trailer, basement house, tent, shack, garage, barn or other out building erected on the tract shall, at any time, be used as resident temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(h) No dwelling which shall cost less than \$4000.00 shall be constructed on or moved onto any lot in this Addition. The ground floor area of the main structure, exclusive of one story open porch and garage shall not be less than 600 square feet in case of a 1 story structure, nor less than 520 square feet in the case of a 1½ story or higher structure.

(i) These covenants are to run with the land and shall be binding on all of the parties and all persons claiming under them until January 1, 1956, 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 the said covenants in whole or in part.

(j) 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 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 to prevent him or them from so doing or to recover damages or other dues for such violation.

(k) The several restrictions and covenants herein contained are separate and independent and would have been imposed by Preston-Wyoming Farms, Inc., even had it known that one or more of said restrictions were invalid, and no judgment of a court declaring any one or more of these covenants invalid shall operate in any way to abrogate the remaining covenants, but they shall remain in full force and effect as if invalid covenants had not been incorporated herein.

IN WITNESS WHEREOF, Preston-Wyoming Farms, Inc., has caused this instrument to be executed in its name by its President and counter-signed by its Secretary under the corporate seal of the Company, this 9th day of June, 1950.

SIGNED: PRESTON-WYOMING FARMS, INC.
By: C. W. Wright, President
Attest: John R. Jirton, Secretary

(CORPORATE SEAL)

ACKNOWLEDGED June 9, 1950 before Erle H. Reid, Notary Public in and for Goshen County, Wyoming, by C. W. Wright, who being duly sworn, did say that he is the President of the Preston-Wyoming Farms, Inc., a Nebraska Corporation; that the Corporate Seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was executed in behalf of said Corporation and said Seal affixed pursuant to a Resolution of the Board of Directors of said Corporation, and the said C. W. Wright acknowledged the execution and delivery of said instrument to be the free and voluntary act and deed of Preston-Wyoming Farms, Inc.

(SEAL) Commission expires March 21, 1954.
