

CORRECTIONS TO ACCOMPANY

PLAT HALCO 1st ADDITION

AS

Filed under Number 591378 on Page 109 of the Official Plat Book of Goshen County, Wyoming, and Revised September 20, 1972.

SURVEYOR'S CERTIFICATE (Correction)

STATE OF WYOMING } ss  
COUNTY OF GOSHEN }

I, Donald R. Horton of Torrington, Wyoming, hereby certify that this plat of Halco 1st Addition was made from notes taken during an actual survey made by me in September, 1972; that it correctly represents the Tracts, Lots, Streets and Easements as marked on the ground by 5/8" x 2" re-bar with aluminum cap PELS 677 at all block corners, P.C.'s and P.T.'s and wood stakes at other lot corners and that the land embraced in this sub-division is part of the NE 1/4, Section 4, T.24N. R.61W., 6th P.M., Goshen County, Wyoming, containing 26.7 acres more or less, and be more particularly described as follows: Beginning at a point which is 637.0 feet west of the East 1/4 Corner of said Section 4, T.24N. R.61W.; thence West a distance of 670.0 feet; thence North a distance of 730.0 feet; thence East, a distance of 575.1 feet; thence N 82° 56' E, a distance of 529.0 feet; thence North, a distance of 960.9 feet; thence N 45° 00' W, a distance of 50.0 feet; thence N 45° 00' E, a distance of 100.0 feet; thence S 45° 00' E, a distance of 350.1 feet; thence East, a distance of 50.7 feet; thence S 00° 15' W, a distance of 1002.0 feet; thence West, a distance of 211.9 feet; thence South, a distance of 300.0 feet; thence West, a distance of 316.0 feet; thence South, a distance of 305.0 feet to the point of beginning.

WYO. P.E. & L.S. 677

*Donald R. Horton*  
SURVEYOR

DEDICATION (Correction)

Know all men by these presents, that HALCO HOMES, INC., a corporation organized and existing under the laws of the State of Wyoming, owner in fee simple of the lands embraced in this plat and description of Halco 1st Addition, does hereby declare the sub-division of said land, as appears on this plat, to be its free act and deed and in accordance with its desires, and does hereby dedicate to the use of the public forever all of the streets and easements shown hereon, and by action of its Board of Directors, the President and Secretary have been authorized to execute this dedication on behalf of said corporation.

CERTIFICATE OF SURVEYOR

HALCO HOMES, INC.

Attest: *James L. Schmidt* (Notary Public)  
COUNTY OF GOSHEN )

President

I, Donald R. Horton, of Torrington, Wyoming, do hereby certify that the HALCO 1st ADDITION was surveyed by me, that said sub-division is located in the NE 1/4, Section 4, T.24 N., R.61 W., 6th P.M., as shown on the annexed map, that said map drawn to the scale of 1" equals 100' accurately shows the dimensions of numbered lots and street widths. That said map revises that map filed May 3, 1972 under Number 591378 on Page 109 of the Official Plat Book and is Revised September 20, 1972.

ACKNOWLEDGEMENT

STATE OF WYOMING } ss  
COUNTY OF GOSHEN }

WYO. P.E. & L.S. NO. 677

On this 20th day of September, 1972, before me, a Notary Public in and for the State of Wyoming, personally appeared Harold L. Brethour and Shirley A. Brethour, to me known to be the President and Secretary, respectively, of Halco Homes, Inc., and acknowledged that they had executed the foregoing dedication to be the free act and deed of said corporation and for the purpose herein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed the seal of my office the day and year first DEDICATED.

My Commission expires April 10, 1976

State of Wyoming } ss  
County of Goshen ) No. 591378

This instrument was filed for record on the 20th day of September, 1972 at 10:20 A.M. and is correct as shown on this plat.

*James L. Schmidt*  
Notary Public

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*James L. Schmidt*  
Notary Public

This certifies that HALCO HOMES INC., a corporation duly organized under the laws of the State of Wyoming, is the owner of that part of the NE 1/4, Section 4, T.24N., R.61W., 6th P.M., on which HALCO 1st ADDITION, Torrington, Wyoming, is located as shown by the map and surveyor's certificate that said owner has caused the above described land to be surveyed and the HALCO 1st ADDITION, Torrington, Wyoming, that the streets, easements and said map are hereby dedicated to the public for the purposes shown thereon.

IN WITNESS WHEREOF, the HALCO HOMES INC. has caused this instrument to be signed by the President and Secretary, countersigned by its Secretary and the corporate seal hereunto affixed this 20th day of September, 1972.

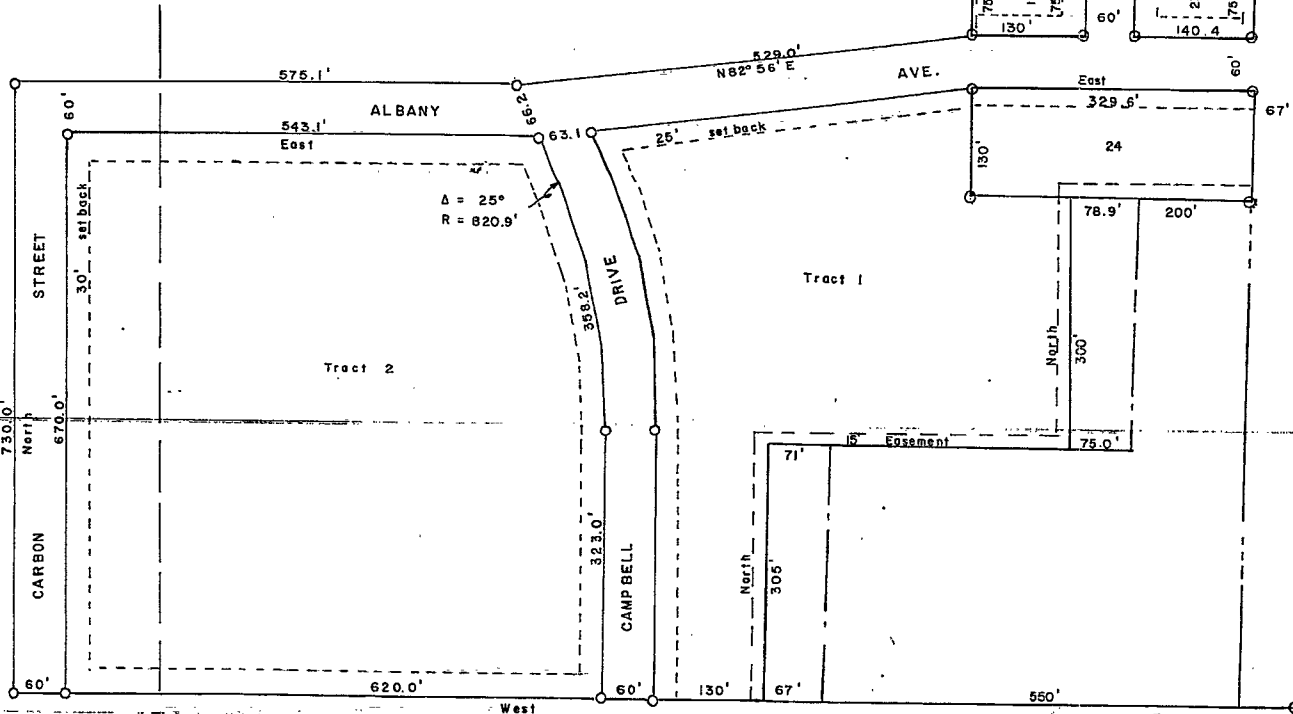
Countersigned By: *Shirley A. Brethour* Secretary  
*Harold L. Brethour* President

STATE OF WYOMING } ss  
COUNTY OF GOSHEN }

The foregoing instrument was acknowledged before me this 20th day of September, 1972.

*James L. Schmidt*  
Notary Public  
My commission expires April 10th, 1976.

Scale 1" = 100'  
SECTION 4  
T 24 N R 61 W



The foregoing plat of HALCO 1st ADDITION, Torrington, Goshen County, Wyoming, is hereby approved this 20th day of September, 1972.

The Board of County Commissioners of Goshen County, Wyoming.  
By: *M. L. Hartzel*  
Chairman of the Board

ATTEST: *James L. Schmidt*  
County Clerk

The foregoing plat of HALCO 1st ADDITION, Torrington, Goshen County, Wyoming, is hereby approved this 20th day of September, 1972.

The Town Council of Torrington, Goshen County, Wyoming.  
By: *Ed Balkman*  
Mayor

ATTEST: *James L. Schmidt*  
Town Clerk

HALCO  
1st ADDITION

BOOKED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
MICROFILMED	<input checked="" type="checkbox"/>
Goshon County	

670-100

STATE OF WYOMING  
COUNTY OF GOSHEN

Page 8-28-81  
430 444  
Wyoming County Clerk

10:40 A.M. 85

DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by HALCO CONSTRUCTION, INC., a Wyoming corporation, hereinafter referred to as "DECLARANT"

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Torrington, County of Goshen, State of Wyoming, which is more particularly described as:

Lot 24, Halco First Addition, Town of Torrington, Goshen County, Wyoming.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assignees and shall inure to the benefit of each owner thereof.

Section 1. All exterior siding and trim shall be painted the same color.

Section 2. All areas of the roof shall be shingled with one quality and color of roofing material.

Section 3. The exterior shall be maintained equally with color and material choice to be selected by a two-thirds (2/3) vote of the total property owners.

Section 4. The individual owners have the right of exclusive use of two parking spaces directly in front of their respective units. All other owners and public have the right to use of all driveways.

Section 5. All fences shall be erected on property lines and shall be compatible with the property designs.

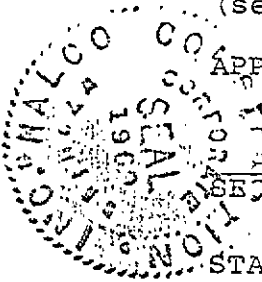
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 28<sup>th</sup> day of August, 1981.

HALCO CONSTRUCTION, INC.  
Declarant

BY [Signature]  
PRESIDENT

(seal)

APPROVED:



[Signature]  
SECRETARY

STATE OF WYOMING)

:SS

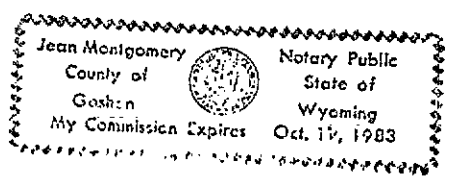
COUNTY OF GOSHEN)

On this 28<sup>th</sup> day of August, 1981, before me personally appeared Harold L. Brethour, to me personally known, who, being by me duly sworn, did say that he is the President of Halco Construction, 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 President acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 28<sup>th</sup> day of August, 1981.

[Signature]  
NOTARY PUBLIC

My commission expires: Oct. 19, 1983



AMENDMENT  
TO  
THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS  
AND  
RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by HALCO CONSTRUCTION, INC., a Wyoming Corporation, and the following: Vada C. Wolski, Harpstrieth Family Trust, Mike D. Haynes, and Charlene A. Beyeler, hereinafter referred to as "DECLARANTS"

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Torrington, County of Goshen, State of Wyoming, which is more particularly described as:

Lots B1, B2, B3, B4, C1, C2, C3, and C4 of lot 24,  
Halco First Addition, Town of Torrington, Goshen  
County Wyoming.

NOW THEREFORE, Declarants hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assignees and shall inure to the benefit of each owner thereof.

Party Walls:

Section 6. A.) General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the properties and placed on the dividing line between the lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of the Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

B.) Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

C.) Destruction by Fire or Other Casualty. If a Party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

BOOKED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
MICROFILMED	<input checked="" type="checkbox"/>
Goshen County	

**691289**  
STATE OF WYOMING  
COUNTY OF GOSHEN  
FILED \* 8-5, 1983  
BOOK 447, PAGE 181  
Wendell E. Grapes, County Clerk *ds.*  
1:30 p.m.

D.) Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

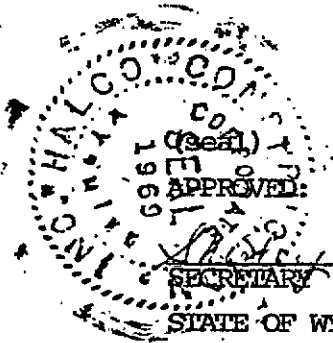
E.) Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

F.) Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one arbitrator, and the decision shall be by a majority of all the arbitrators.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, has hereunto set their hand and seal this 4<sup>th</sup> day of August, 1983.

HALCO CONSTRUCTION, INC.  
Declarant C1, C2, C3, and C4

By Harold L. Brethour  
President



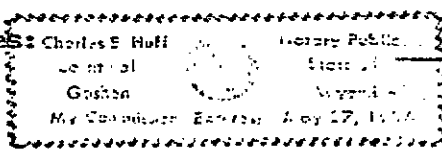
Harold L. Brethour  
SECRETARY  
STATE OF WYOMING)

COUNTY OF GOSHEN) :SS

On this 4<sup>th</sup> day of August, 1983, before me personally appeared Harold L. Brethour, to me personally known, who, being by me duly sworn, did say that he is the President of Halco Construction, 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 President acknowledged said instrument to be the free act and deed of said corporation.

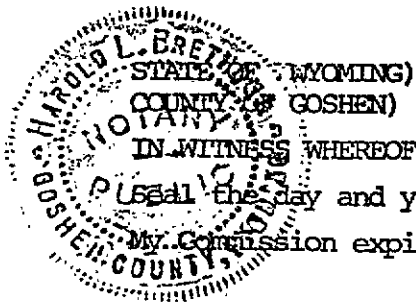
Given under my hand and notarial seal this 4<sup>th</sup> day of August, 1983.

My commission expires:



Charles E. Huff  
NOTARY PUBLIC

Vada C. Wolski  
Vada C. Wolski, B4  
of Lot 24



On this 4<sup>th</sup> day of August, 1983.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal the day and year last above written.

My Commission expires 1-20-83.

Harold L. Brethour  
NOTARY PUBLIC

Mary B. Harpstreith

Harpstreith Family Trust By: Mary Harpstreith, B3

of Lot 24

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial

Seal the day and year last above written.



My commission expires 1-20-85.

Harold Brethour  
Notary Public

Charlene A. Beyeler

Charlene A. Beyeler, B2  
of Lot 24

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial

Seal the day and year last above written.



My commission expires 1-20-85.

Harold Brethour  
Notary Public

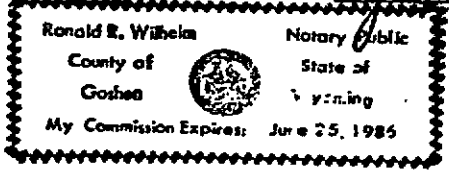
Mike D. Haynes

Mike D. Haynes, B1  
of Lot 24

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial

Seal the day and year last above written.

My commission expires June 25, 1986.



Ronald R. Wilhelm  
Notary Public