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Recorded March 15, 1957
Reception No. 781888

ALL-AMERICA-SUBDIVISION

PROTECTIVE COVENANTS FOR AREAS OUTSIDE OF CITY LIMITS

1. Land Use and building Type.
2. Architectural Control

No building shall be erected, placed or altered on any plot 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 quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed or altered on any plot nearer to any street than the minimum building setback line. Approval shall be as provided in a later section.

3. No dwelling shall be permitted on any lot in blocks 1,2,3,4,5 and 6, of said subdivision at a cost of less than 10,000, nor at a cost of less than 10,000, on any lot in blocks 1,2,3,4,5, and 6, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose 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 permitted dwelling size. In blocks 1,2,3,4,5 and 6, the ground area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, or less than 1300 square feet for a dwelling of more than one story. IN blocks 1,2,3,4,5 and 6, the ground floor area of the mainstructure, exclusive of one-story open porches and garages, shall not be less than 900 for a dwelling of more than one story.

4. Building Location.

No building shall be located on any nearer than 35 feet to the front lot line, or nearer than 5 feet to any side street line, and no building shall be located nearer than 5 feet to an interior plat line, except that no side yard shall be required for a garage or other permitted accessory building located 60 feet or more from the minimum building set back line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building; provided however, that this shall not be construed to permit any portion of a building on a plot to encroach upon another lot.

5. Lot Area and Width.

No dwelling shall be erected or placed on any plot having a width of less than 90 feet at the minimum building setback line nor shall any dwelling be erected or placed on any plot having an area of less than 18,000 square feet. When this subdivision is provided a public water supply or sewage disposal system, the building lot area shall be 8,000 square feet.



No noxious or offensive activity shall be carried on upon any plot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time to be used as a residence, temporarily or permanently.

8. Signs.

No Sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than two square feet, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any plot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or any plot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. No goats or hogs.

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 the storage or disposal of such material shall be kept in clean and sanitary condition.

12. Sewage Disposal.

No individual sewage-disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wyoming department of Public Health.

13. Water Supply.

No individual water-supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wyoming Department of Public Health.

SUGGESTED ITEMS TO BE CONSIDERED FOR A NEW SUBDIVISION

Where dwelling is served by private water and sewage disposal, the minimum side yard acceptable to the FHA is fifteen feet, making the minimum distance between houses thirty feet, This to avoid a health hazard.

Individual sewage disposal systems shall be located, constructed and



equipped in accordance with the requirement, standards, recommendations of the Wyoming Public Health Department.

Utilities required:

Water, public or private. If private, must meet requirements and standards of the State of Wyoming Public Health Department.

(S)Earl L. Lewis

State of Wyoming)ss.
County of Laramie)

On this 15th day of March A. D. 1957, before me a Notary Public in and for the State of Wyoming, personally appeared Earl L. Lewis, to me known to be the person described in and who executed the foregoing dedication and acknowledged said instrument to be his free act and deed and for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day and year first above written.

(S)Gerald J. Rosenblum, Notary Public

My Commission expires August 4, 1958.
NOTARIAL SEAL AFFIXED



Book 676
Page 82

Reception Number 889745
Recorded March 7, 1960

ADOPTION OF PROTECTIVE COVENANTS

The undersigned, being the owners of all the interests in All America, Second Filing, a subdivision of part of the South one-half of Section 6, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, do hereby adopt by reference by this instrument the declaration of protective covenants heretofore filed in connection with All America, First Filing and which said covenants were filed for record in the Office of the Laramie County Clerk on March 15, 1957 in Book 610, at page 509, with the exception that the said covenants shall not apply to Lots 11 to 20, inclusive, in Block 7 of the Second Filing;

It is the intention of this instrument to declare that the said protective covenants aforesaid shall be fully effective as to the use of the Lots and Blocks in All America, Second Filing, with the exception before noted, the same as though set out herein at length and shall be considered a part of all subsequent conveyance of any of the said property, and subject to all the conditions and restrictions therein contained.

(s)Earl Lewis
(s)Peter S. Cook II
(s)Frank Prilook
(s)Louise Prilook

State of Wyoming)
)ss
County of Laramie)

On this 5th day of March, 1960, before me personally appeared Frank Prilook Louise Prilook Earl Lewis and Peter S. Cook II, known to me to be the person who executed the within and foregoing instrument and who acknowledged to me that they executed the same as their free act and deed for the purposes therein expressed.

(s) Gerald J. Rosenblum

My Commission expires: August 4, 1962

NOTARIAL SEAL AFFIXED