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RECORDED NOV 27 1972 AT 2:56 P.M. BOOK 964  
272181 JOSEPH B. MURMAN, Recorder

Archer Est - 2nd

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

DECLARATION OF PROTECTIVE COVENANTS

This DECLARATION OF PROTECTIVE COVENANTS made this 27<sup>th</sup> Day of NOVEMBER, 1972, by the undersigned, being record owner of the property hereinafter described, hereinafter called the "Declarant".

WITNESSETH

WHEREAS, Declarant is the owner of record of the property described as the NW¼: NW¼SW¼ of Section 16, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming; also known as Archer Estates, 2nd Filing, an Addition in Laramie County, Wyoming; and

WHEREAS, the property is valuable as a place of residence and Declarant desires to impose covenants concerning the use and occupancy of said property in order to enhance the value, desirability and attractiveness thereof, thereby making said property a more desirable place for residential development and occupancy;

NOW THEREFORE, Declarant hereby declares that the above described property is held and shall hence forth be sold, conveyed, used, improved, occupied and resided upon subject to the provisions, conditions, restrictions, agreements and covenants as follows, to-wit:

1. There are to be no unsightly buildings erected on the property.
2. The property is not to be used for trailer courts, junk yards, storage of second vehicles, bars, hog or pig farms, or any other purpose that would create a nuisance in the judgement of the above-named Declarant, or its successors or assigns.
3. There shall not be maintained on said property any basement houses or house trailers for living purposes.

4. The fence between the described property and the adjacent property, except the road right-of-way shall be considered a party fence.

5. All buildings shall be of new construction. No buildings or parts of buildings shall be moved onto the land.

6. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

The foregoing covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty five (25) years from the date of these covenants and said covenants shall automatically extended for successive periods of five (5) years unless by a vote of the majority of the then owners of the tracts covered thereby it is agreed to change said covenants in whole or in part.

Dated this 27th day of November, 1972

LARAMIE

  
EMIL H. SCHMALE

  
GRACE L. SCHMALE

THE STATE OF WYOMING  
COUNTY OF LARAMIE

ss.

The foregoing instrument was acknowledged before me by Emil H. Schmale and Grace L. Schmale this 27th day of November, 1972

My commission expires: 1-24-1974

  
Notary Public

