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DECLARATION OF PROTECTIVE COVENANTS

This DECLARATION OF PROTECTIVE COVENANTS made this 1st day of NOVEMBER 1979 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 N $\frac{1}{2}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , E $\frac{1}{2}$  lying North and East of U.P.R.R., Section 15; NW $\frac{1}{4}$  lying North and East of U.P.R.R., Section 14; All in Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming; also known as Archer Estates, 4th 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 farm, or any other purpose that would create a nuisance in the judgment 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. There shall be no structure or obstruction built within fifty feet of any public road. The purpose of this restriction is to prevent snow drifts from forming on these public roads.

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).

7. All livestock must be stabled and permitted to graze on a limited basis only.

8. No tract may be divided for the purpose of creating two or more separate lots for sale.

9. 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 be 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

DECLARANT

Emil H. Schmale  
Emil H. Schmale

Grace L. 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 1st day of November, 1979

My commission expires: My Commission expires 9-28-80



Linda E. Parson  
Notary Public

623530

Reception No. JANET C. WHITEHEAD, Recorder

ADDENDUM TO PROTECTIVE COVENANTS

WHEREAS, the undersigned Declarant has filed a declaration of Protective Covenants on the 1st day of November, 1979 setting forth certain restrictions on certain sub-division described as N $\frac{1}{2}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , E $\frac{1}{2}$  lying North and East of U.P.R.R., Section 15; NW $\frac{1}{4}$  lying North and East of U.P.R.R., Section 14; All in Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming; also known as Archer Estates, 4th Filing, an Addition in Laramie County, Wyoming; and

Whereas said Declaration was filed and recorded on Nov. 2, 1979 at 4:44 P.M. (Reception No. 555755) in Book 1132, Pages 724 and 725 and,

Whereas it is desirable of the Declarants of the above described sub-division to define and elaborate on Article #5 of the Declaration of Protective Covenants.

Now therefore it is stated that Declarants hereby declare that Article #5 of the Covenants does and gives permission to any owner of tracts of land in that sub-division, present or future to bring in any new buildings described as "pre-fabed" or "modular" and they can be placed on the owners tract, providing:

1. These buildings are to be placed on a permanent cement or brick foundation.
2. These buildings are to meet all requirements of V.A. and F.H.A. and County Engineers specifications.
3. No building with less than 1,000 Sq. Ft. of living area shall be permitted.

DECLARANT

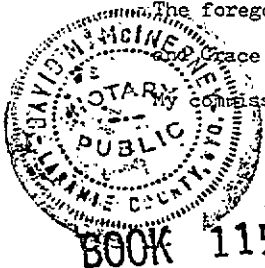
Emil H. Schmale  
Emil H. Schmale

Grace L. 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 10<sup>th</sup> day of June, 1981.

My commission expires: 1-10-82



David M. McElroy  
Notary Public

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).