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Lewis O. McCoy and
Romona R. McCoy
to
the Public

RECORDED SEP 22 1977 AT 10²⁰ O'CLOCK A.M.
454957
Reception No. JANET G. WHITEHEAD, Recorder

Declaration of Protective Covenants of
Arrowhead Estates

Know all men by these presents:

That the undersigned, being owners of all lands in Arrowhead Estates, a subdivision of _____ in Laramie County, Wyoming, do hereby make the following declarations as to limitations and restrictions or uses to which said tracts may be put, hereby specifying that said declarations shall constitute covenants to run with the land and shall accrue to and become binding upon all future owners of said tracts, for the purpose of protecting the attractiveness and value of said tracts.

1.) All tracts shall be known and described as residential tracts and will be restricted to the covenants contained herein. It is intended that all tracts shall be used and occupied as small ranches or ranchettes, and that the owners will have full enjoyment of these ranchettes, subject, however, to the covenants contained herein.

2.) No structure other than one private, single family dwelling, together with a private garage and suitable shed or barn for horses, for use in connection with said single family dwelling, shall be erected, placed or permitted to remain on any of the residential tracts. No tract may be subdivided into smaller tracts.

3.) The principal dwelling shall have a minimum fully enclosed ground floor living area devoted to living purposes, exclusive of porches, terraces and garage, of 1000 square feet; except that where the said principal dwelling is a 1½ or 2 story dwelling, the minimum may be reduced to 760 square feet of ground floor area, providing that the total living area of the 1½ or 2 floors is not less than 1200 square feet. Exterior colors of all dwellings and out buildings shall be restricted to earth-tone colors.

4.) No structure of a temporary character, trailer, basement, tent, shack, barracks, garage, barn or other outbuilding shall be used on any tract as a family dwelling, either temporarily or permanently. This covenant is not intended to prohibit a modular home meeting the requirements of paragraph 3 herein and located on a permanent foundation and meeting Federal Housing Administration Standards.

5.) No building shall be located on any tract nearer than 60 feet from the lot line adjoining any roadway.

6.) No trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the neighbors.

7.) Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of a type approved by the State of Wyoming Department of Public Health. No building construction shall be commenced on any tract until the sewage disposal permit has been obtained from the City-County Health authorities. No septic tank or field system shall be nearer than 50 feet to any property line except with the consent of the appropriate health officials of the county and state, and no sewage, waste water, trash, garbage or other debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the subdivision. No outside toilets shall be permitted on any tract in this subdivision. All toilet facilities must be a part of the residence and shall be of the modern flush type and connected to a proper septic tank system.

8.) No tract shall be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, etc. Trash, garbage or other waste shall be kept only in sanitary containers. All equipment for the storage or disposal of such material shall be kept clean and in a sanitary condition. Burning trash or garbage shall not be permitted.

9.) Easements and rights of way as shown on the recorded plat are hereby reserved in this subdivision for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephone, sewer, water or any other public or quasi-public utility service purpose, together with the right of ingress and egress at any time for the purpose of further construction and repair.

10.) No sign of any kind shall be displayed to the public view on any tract except one sign of not more than 5 square feet advertising the property for sale or rent, or except signs used by builders of not more than 32 square feet, to advertise the property during the construction and sales period.

11.) The grantor reserves to itself all minerals and oils of every sort and description.

12.) Enforcement shall be by any proceeding at law or in equity against any person violating or attempting to violate the aforesaid provisions, restrictions and covenants, either to restrain violations or to recover damages, or both.

13.) These covenants are to run with the land and shall be binding on all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the tracts has been recorded agreeing to change said covenants in whole or in part.

14.) Invalidation of any one of these provisions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

STATE OF WYOMING

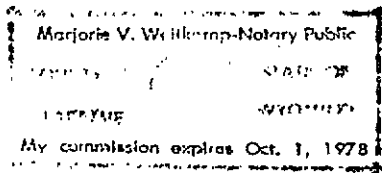
COUNTY OF LARAMIE

The above instrument was acknowledged before me by Lewis O. McCoy
and Romona R. McCoy this 21st day of September 1977.

Lewis O. McCoy

Romona R. McCoy

Witness my hand and official seal.



Marjorie Weikamp
Notary Public