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RECORDED JUL 27 1973 AT 11:32 O'CLOCK A.M.
295840
RECEPTION NO. JOHN B. BURMAN, Recorder

Frank M. Cole, Trustee,
George L. Cole and Mary K. Cole
to
The Public

*
* DECLARATION OF PROTECTIVE
* COVENANTS FOR LOTS 1-12;
* BLOCK 1; BUFFALO ESTATES,
* FIRST FILING. AN ADDITION TO
* THE CITY OF CHEYENNE,
* LARAMIE COUNTY, WYOMING
*
* Dated July 27, 1973
*
* Recorded

KNOW ALL MEN BY THESE PRESENTS: That Lots 1 thru 12, Block 1, Buffalo Estates, First Filing, an addition to the City of Cheyenne, Laramie County, Wyoming, appears on the plat thereof, which is on file in the office of the said county, and are now owned and held subject to the restrictions, conditions and covenants contained in this declaration by Frank M. Cole, Trustee, George L. Cole and Mary K. Cole, and said owners do hereby covenant and agree that any subsequent grants of any lots and block of said Lots 1 thru 12, Block 1, Buffalo Estates, First Filing, an addition to the City of Cheyenne, Laramie County, Wyoming, shall be made subject to the covenants and restrictions hereinafter set forth:

1. All of the area of this addition shall be classified as R-4 Apartment Zone Residential in accordance with the zoning ordinance of the City of Cheyenne.
2. No lot shall be used except for multi-family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached building containing not more than ten apartments, not to exceed three stories in height and a private garage or car port, attached or detached, for not more than ten cars.
3. No building shall be erected, placed or altered on any lot until 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 as to location with respect to topography and finished elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved, except in the case of corner lots, in which case the rear area of the lot may have a fence extending to the lot line of the side street.
 - (a) The architectural control committee is composed of Frank M. Cole, George L. Cole and Mary K. Cole. In the event of death or resignation of any member of the committee, the remaining members shall have sole authority to designate a successor. The members of this committee or any future committee shall not be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power of a duly recorded written instrument to change the membership of the committee or to withdraw the committee or restore to it any of its powers and duties.
4. No principle building shall be permitted on any lot of less than 1,100 square feet of main structure for a one-story building or less than

700 square feet, per floor, for a building for more than one story.

5. No building shall be located on any lot nearer than 25 feet to the front lot line nor nearer than 8 feet to any interior lot line nor nearer than 10 feet to any side-street lot line. No building shall be located nearer than 25 feet from the rear lot line except a detached garage or car port may be located not less than 8 feet from a rear lot line.

6. No noxious or offensive activity shall be carried on upon any lot.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No old house or structures of any kind shall be permitted to be moved on any of the aforementioned lots and blocks.

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

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

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

11. No off-street parking in the front yard shall be permitted with the exception of a driveway to a carport or garage, the driveway not to exceed twenty (20) feet in width.

FRANK M. COLE, TRUSTEE,
GEORGE L. COLE and MARY K.
COLE

By Frank M. Cole
Frank M. Cole, Trustee

George L. Cole
George L. Cole

Mary K. Cole
Mary K. Cole

STATE OF WYOMING
COUNTY OF [illegible]

Subscribed and sworn to before me by Frank M. Cole, Trustee,
George L. Cole and Mary K. Cole this 11th day of July, 1973.

My commission expires: 11/3/74