



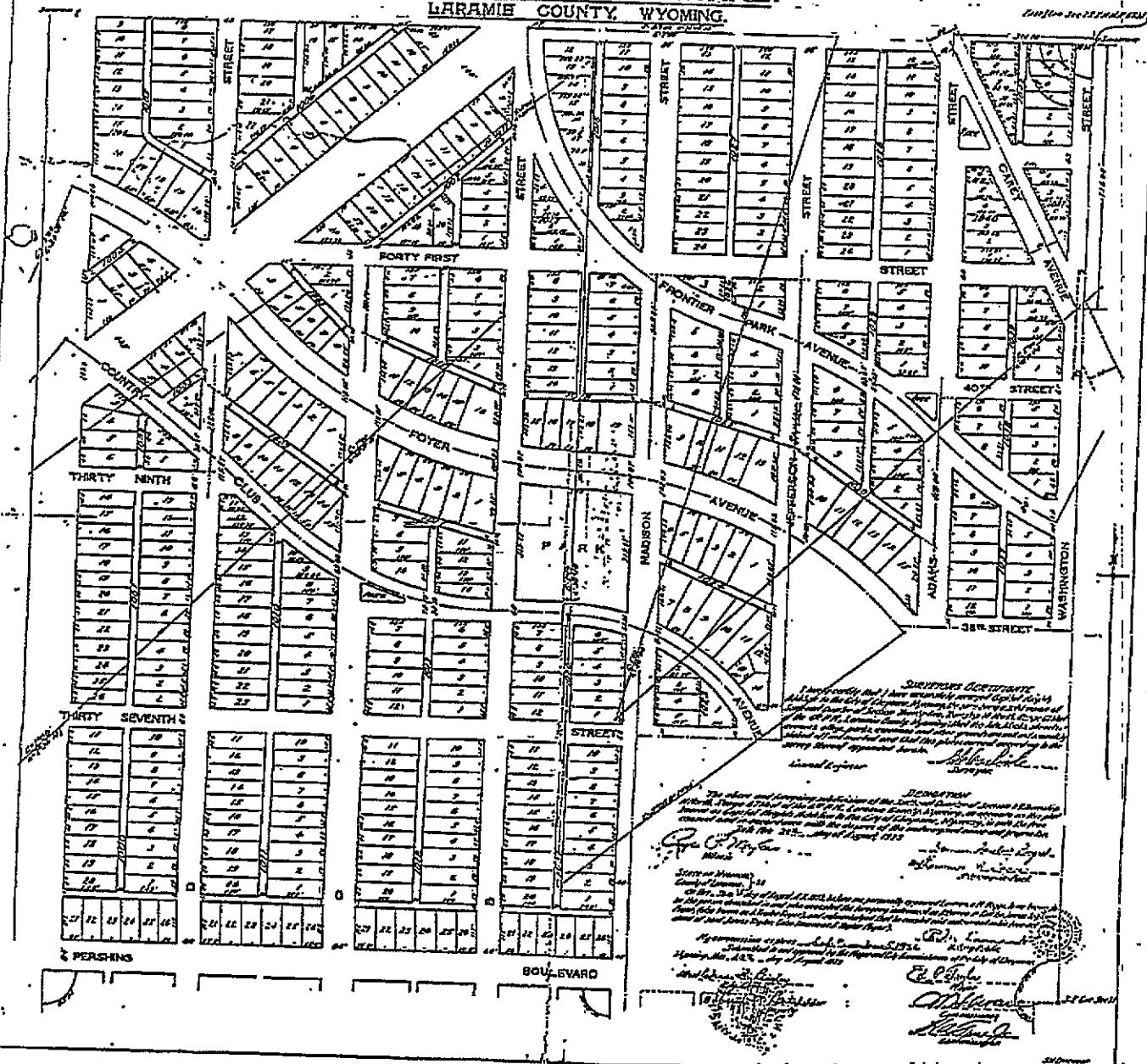
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CAPITAL HEIGHTS ADDITION

TO THE CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING



Subdivided according to the plan of the City of Cheyenne, Wyoming, as shown on the map of the City of Cheyenne, Wyoming, filed in the office of the City Clerk of Cheyenne, Wyoming, on the 21st day of August, 1912.

Witness my hand and the seal of the City of Cheyenne, Wyoming, this 21st day of August, 1912.

City Clerk

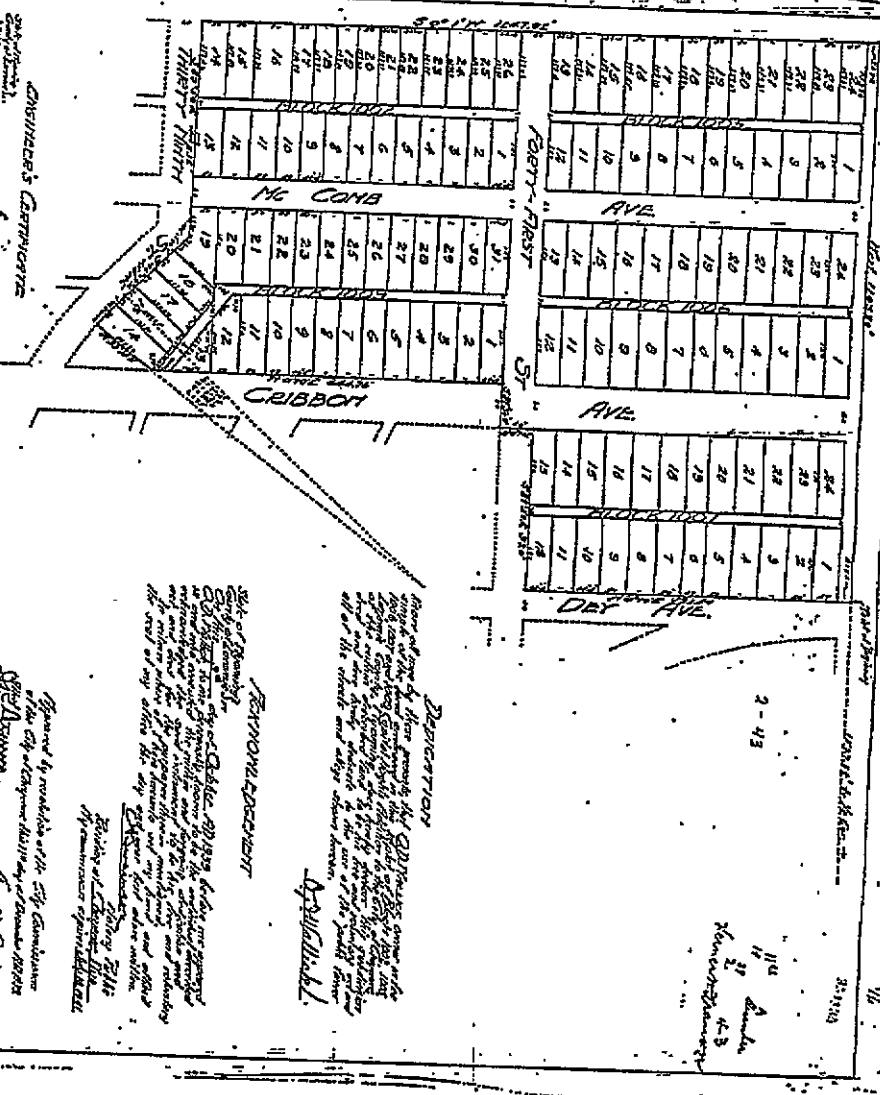
The above map showing the plan of the City of Cheyenne, Wyoming, as shown on the map of the City of Cheyenne, Wyoming, filed in the office of the City Clerk of Cheyenne, Wyoming, on the 21st day of August, 1912, is hereby approved and the same is hereby ordered to be recorded in the office of the City Clerk of Cheyenne, Wyoming.

Witness my hand and the seal of the City of Cheyenne, Wyoming, this 21st day of August, 1912.

Mayor

Attest:

City Clerk



CHEYENNE'S CERTIFICATE
 The City of Cheyenne hereby certifies that the plat of the above described blocks and lots of the City of Cheyenne, Wyoming, and the replat of the same, as shown on the attached map, is in accordance with the provisions of the City Ordinance relating to the platting and replating of lots and blocks, and that the same have been duly recorded in the office of the County Clerk of said County of Laramie, Wyoming, and that the same are now a part of the public domain of the City of Cheyenne, Wyoming.

REPLAT
BLOCKS 1002100510081007 AND 1009
EXCEPTING LOT 15 BLOCK 1008
CAPITAL HEIGHTS ADDITION
CITY OF CHEYENNE
LARAMIE COUNTY RECORDING
 STATE 1907 041125

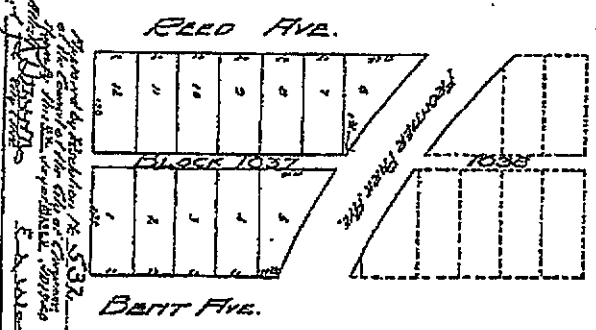
REMARKS
 The replat of the above blocks and lots is in accordance with the provisions of the City Ordinance relating to the platting and replating of lots and blocks, and that the same have been duly recorded in the office of the County Clerk of said County of Laramie, Wyoming, and that the same are now a part of the public domain of the City of Cheyenne, Wyoming.

Approved by resolution of the City Council
 of the City of Cheyenne this 11th day of December 1913

W. D. ...
 City Clerk



BLOCK 1037
 CAPITAL HEIGHTS ADDITION
 CITY OF CINCINNATI
 Section 108



Prepared by subdivision of the county of the city of Cincinnati and approved by the Board of Public Safety, Cincinnati, Ohio.

Witness my hand

ENGINEER'S CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that the lots of the Block 1037, as shown on the attached plat, are in conformity with the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land, and that the same have been surveyed and recorded in the office of the Recorder of Deeds, Cincinnati, Ohio, and that the same are subject to the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land, and that the same are subject to the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land.

DEDICATION

Having viewed the above plat, I do hereby certify that the same are in conformity with the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land, and that the same have been surveyed and recorded in the office of the Recorder of Deeds, Cincinnati, Ohio, and that the same are subject to the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land.

ACKNOWLEDGMENT

I, the undersigned, being duly sworn, do hereby certify that the above plat is in conformity with the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land, and that the same have been surveyed and recorded in the office of the Recorder of Deeds, Cincinnati, Ohio, and that the same are subject to the provisions of the ordinance of the City of Cincinnati, Ohio, relating to the subdivision of land.



Dated September 6, 1939

Recorded Sep. 6, 1939 at 3:00 P.M.

KNOW ALL MEN BY THESE PRESENTS, that I, O. D. Wallick of Cheyenne, Laramie County, Wyoming, being the present owner of numerous lots in Capital Heights Addition to the City of Cheyenne, Laramie County, Wyoming, do hereby covenant and agree that all of said lots now owned by me are held subject to and with the benefit of all the restrictions, conditions, covenants, charges and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS and I do further covenant and agree that any subsequent grants of any of the said lots now owned by me shall be subject to the following covenants and restrictions:

(a) All lots in the tract shall be known and described as residential lots, except. No exceptions. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars and appurtenant outbuilding.

(b) No building shall be erected, altered, placed or permitted to remain on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood Committee, which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth (Note: Each owner has votes equal to number of lots owned.) However, if the committee fails to approve or disapprove such design or location within 30 days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration, or placement of a structure for 30 days shall be constructed as Prima-facie evidence of committee approval. (Note: The manner of appointment or election of said committee, its duties and authority, its continuation, and the names of its members shall be placed of record.)

(c) No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat. No building shall be located nearer than 5 feet to any side lot line except that the side line restrictions shall not apply to a detached garage or other outbuilding located 60 feet or more from the front lot line. Note:-(Exceptions may be made for certain lots where special conditions warrant). - Alternate for use where set back lines cannot be shown on recorded map - No building shall be located on any residential building plot nearer than 25 feet to the front lot line nor nearer than 15 feet to any side street line. No buildings, except a garage or other outbuildings located 60 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

(d) No residential structure shall be erected or placed in any building plot, which plot has an area of less than 5000 square feet or a width of less than 40 feet at the front building set back line, except the following described lots in said Capital Heights Addition to the City of Cheyenne, Laramie County, Wyoming, to which these protective covenants do not apply.

All Block	
Lots 1-4-24-25-26	1000
Lot 15	1001
Lots 1-2-3-4-5-6-7-8-9-10-12-13-15-22-23	1009
Lots 1 to 10 inclusive and 13-to 26 inclusive	1010

1011

(Continued Next Page)

Capital Heights Addition
 Laramie County, Wyoming
 O. D. Wallick
 1939

Lots 1-2-4-5-6-7-9-10-11-12	1013
Lots 1-9-10-11-12-13-14	1014
Lots 2-3-5-6-13-15-16	1015
All Block	1020
All Block	1021
Lots 1-2 and 10, to 19 inclusive	1018
Lot 16	1016
All Block	1023
All Block	1024
Lots 9 to 13 inclusive	1025
All Block	1026
Lots 1-2	1027
Lots 7-8-9-10	1028
1 to 5 inclusive	1029
1 to 5 inclusive & 10-12-14-15	1030
Lots 1-9	1037
All of Block	1038
Lots 1 to 5 inclusive	1039
Lot 6	1040
Lots 3-4	1042

(e) No noxious or offensive trade, or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

~~(f) No building shall be erected upon any lot in the tract except as provided in the following table:~~

(g) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently; nor shall any structure of a temporary character be used as a residence.

(h) No dwelling costing less than \$4000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story, open porches, and garage shall be not less than 720 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

(i) No building shall be erected upon any of said lots now owned by me in the East one-half of Block 1028, Block 1040, Block 1041, 1042, Capital Heights Addition to the City of Cheyenne, Laramie County, Wyoming, which shall cost less than \$7500, and a building shall be erected upon any other lots owned by me at this time in Capital Heights Addition which shall cost less than \$4000.

(j) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1964, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

(k) If the parties hereto, or any of them, or their heirs assigns, shall violate or attempt to violate any of the covenant herein it shall be lawful for any other person or persons owning any real property situate in said developments or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(l) 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.

Dated this 6th day of September, A.D. 1939.

One Witness

Signed: O. D. Wallick

Acknowledged September 6, 1939 before Leonard H. Buenger,
Notary Public, Laramie County, Wyoming. (Notarial Seal)
Commission expires July 25, 1940.
