



First American Title™

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PROTECTIVE COVENANTS

These Covenants are attached to the land described as: NE 1/4, E 2 NW 1/4, E 1/2 NW 1/4 NW 1/4, 14-13-63 by the owners, Dale E. and Margaret L. Shanders and Maureen J. Shandera

AKA Property Known as "Cheyenne Shadows"

1. Building Restrictions: Manufactured or modular homes manufactured after June 15, 1976 are acceptable under the following conditions: Manufactured or modular homes must meet HUD Standards for manufactured or modular homes on a permanent foundations. No domestic living quarters under 10 feet in width will be allowed-except that a temporary dwelling may be used on the property during the construction period for a period of no more than 6 months. Any and all buildings shall be permanent in construction and attached to a permanent foundation, as per the attached foundation requirements. All manufactured homes including double wides and modulares will have skirting around bottom, within 6 months of permanent placement. Square footage on the main level to be no less than 840 square feet, excluding any attached garages. Roofs to have a minimum 2/12 pitch. Roofs must have "hip-type" design with shingles not a metal round roof.
2. Proximity of buildings: No buildings shall be constructed within 50 feet of the boundary of any parcel.
3. Nuisances: No noxious or offensive activity shall be carried on upon any parcel nor shall anything be done thereon which may be or may become an annoyance or detriment to adjoining parcels. No illegal activity will be allowed.
4. Garbage and refuse disposal: No parcel shall be used or maintained as a dumping grounds for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Approved incinerators or other equipment for the storage or disposal of such materials shall be kept in clean, dry and sanitary condition. Owners must haul garbage off parcels within a reasonable time or use a privately owned pickup service.
5. Junk: No parcel shall be used or maintained as a junk yard or for storing or merchandising of material classified as junk, including junked or non-drive able autos, tractors, etc.
6. Under no circumstances shall any owner of any parcel of land build or cause to be built, a fence eliminating access to the easements for utilities.
7. Domestic well systems must be approved by the State Engineers Office of State of Wyoming
8. Sewage disposal: Sewage disposal shall be effected by means of individual septic tanks. The type of tank, its construction, location on parcels and tile disposal field shall be approved by Laramie County Department of Environmental Health. No cesspools or outside toilets shall be permitted.
9. Under no circumstances shall any owner of a parcel of land be permitted to deliberately alter the topographic condition of his parcel of land in any way that would permit additional quantities of water from any source, other than what nature originally intended, to flow from his property onto any adjoining property or public right of way.

LARAMIE COUNTY CLERK
CHEYENNE, WY.
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*****AFFIDAVIT*****
GRANT OF EASEMENT

Todd M. Ellis and Kerry J. Ellis, husband and wife, owners in fee simple of the E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$; Dale E. Shandera and Margaret Shandera, husband and wife, and Maureen Shandera, a single person, owners in fee simple of the W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ and the E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ all in Section 14, Township 13 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, hereby grants the following two utility easements:

The south 16.00 feet of the above described parcels and the south 16.00 feet of the north 56 feet of the above described parcels.

Todd M. Ellis
Todd M. Ellis

Kerry J. Ellis
Kerry J. Ellis

Dale E. Shandera
Dale E. Shandera

Margaret Shandera
Margaret Shandera

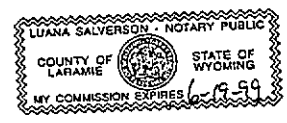
Maureen Shandera
Maureen Shandera

State of Wyoming
County of Laramie

The foregoing instrument was acknowledged before me by Todd M. Ellis and Kerry J. Ellis and Dale E. Shandera and Margaret Shandera and Maureen Shandera this 26 th day of June 1998.

My Commission expires:

Luana Salverson
Notary



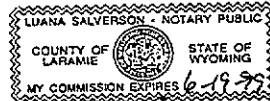
Restrictive Covenants
-continued Page 2 of 3-
Property Known as "Cheyenne Shadows"

10. These covenants may be enforced and/or changed by a majority vote of all current landowners.

These Covenants are attached to the land described as: NE 1/4; E 1/2 NW 1/4; E 1/2 W 1/2 NW 1/4
14-13-63 by the owners, Dale E. and Margaret L. Shandera, and Maureen J. Shandera.

<u>Dale E. Shandera</u>	<u>4-24-98</u>	<u>Maureen J. Shandera</u>	<u>6-26-98</u>
Dale E. Shandera	Date	Maureen J. Shandera	Date
<u>Margaret L. Shandera</u>	<u>4-24-98</u>		
Margaret J. Shandera	Date		

State of Wyoming
County of Laramie



The foregoing instrument was acknowledged before me by Maureen J. Shandera
this 26th day of June, 1998.

STATE OF ARIZONA }
COUNTY OF YAVAPAI }

Luana Salverson

This instrument was acknowledged before me this 24th day of
April 1998 by Dale E. Shandera + Margaret J. Shandera
In witness whereof I hereunto set my hand and official seal.
Jan Hedlund, NOTARY PUBLIC

