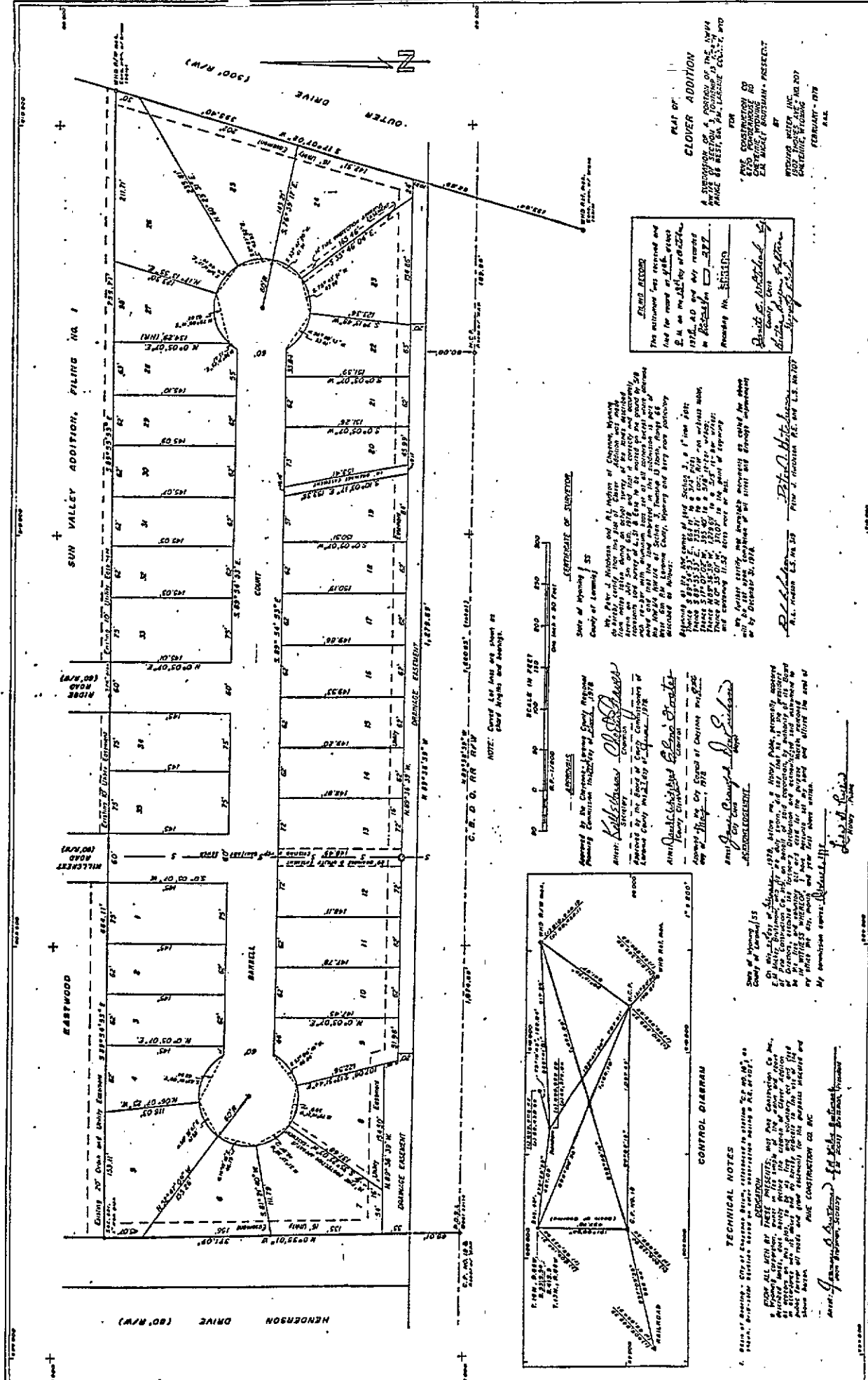




First American Title™

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SUN VALLEY ADDITION, FILING NO. 1

EASTWOOD

BARRELL

PLAT OF  
**SUN VALLEY ADDITION**  
 A SUBDIVISION OF A PORTION OF THE NW 1/4  
 RANGE 66 WEST, PA. TOWNSHIP, COUNTY OF WYO  
 FOR  
 THE CONSTRUCTION OF  
 20 LOTS  
 BY  
 WINDING WATER INC.  
 INCORPORATED IN WYO  
 FEBRUARY, 1978  
 P.L.

THE ATTORNEY HAS REVIEWED AND  
 CONFIRMS THE CORRECTNESS OF THE  
 DIMENSIONS AND BEARINGS SHOWN  
 ON THIS PLAT.  
 S. M. AS THE ATTORNEY AT LAW,  
 117 E. AD ST. WYOMING CITY, WYOMING  
 IN WITNESS WHEREOF,  
 SIGNED AND SEALED THIS 15th DAY OF  
 FEBRUARY, 1978.  
 S. M. AS THE ATTORNEY AT LAW

STATE OF WYOMING  
 COUNTY OF LARAMIE  
 I, Peter J. Anderson, Clerk of the County, do hereby certify that the foregoing is a true and correct copy of the original of the above and foregoing plat as the same appears in my office.  
 WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF FEBRUARY, 1978.  
 PETER J. ANDERSON, CLERK OF COUNTY

STATE OF WYOMING  
 COUNTY OF LARAMIE  
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TECHNICAL NOTES  
 1. READ ALL NOTES BY THESE PRECEDENTS. THE CITY OF CHEYENNE, WYOMING, HAS REVIEWED AND APPROVED THIS PLAT FOR THE CITY OF CHEYENNE, WYOMING.  
 2. THE CITY OF CHEYENNE, WYOMING, HAS REVIEWED AND APPROVED THIS PLAT FOR THE CITY OF CHEYENNE, WYOMING.  
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 10. THE CITY OF CHEYENNE, WYOMING, HAS REVIEWED AND APPROVED THIS PLAT FOR THE CITY OF CHEYENNE, WYOMING.

CONTROL DIAGRAM  
 A diagram showing the layout of the lots and streets, with dimensions and bearings for each lot and street. The diagram is a simplified version of the main site plan, showing the relative positions of the lots and streets.

SCALE IN FEET  
 0 10 20 30 40 50 60 70 80 90 100  
 ONE INCH = 20 FEET

NOTE: Check lot lines and show in  
 color on map and plat.

DECLARATION OF PROTECTIVE COVENANTS

Book 1115  
Page 1180-81

PINE CONSTRUCTION, INC.

DATED OCTOBER 10, 1978

to  
The Public:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Pine Construction, Inc., a Wyoming Corporation, being the present owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35, Clover Addition, 1st Filing to the City of Cheyenne, Laramie County, Wyoming, also described as a parcel of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 3, Township 13 North, Range 66 West, Laramie County, Wyoming, declare that all lots in said Section 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 we do further covenant and agree that any subsequent grants of any of the said lots now owned by us shall be subject to the following covenants and restrictions:

Restrictions  
imposition  
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).

- (a) No business or activity shall be carried on upon any lot now shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
- (b) No trailer, basement, tent, shack, garage, barn, or other outbuildings erected in these block shall at anytime be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (c) No front yard fencing is permitted.
- (d) Only new construction shall be permitted (no building may be moved from outside onto the lot). The dwelling must be modern, the ground floor area of the main structure, exclusive of one-story porches and garage, shall be not less than 900 square feet. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.
- (e) Building of any structure must be completed within one year from date of first excavation or construction begins.
- (f) No building shall be located nearer than 5 feet to any side lot line. No building shall be located on any residential buidling plot nearer that 25 feet to the front lot line, or closer than 25 feet from the rear lot line. In event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be 5 feet greater than the setback of the adjoining house and the setback line on the side street shall be 25 feet.

- (g) No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- (h) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- (i) No building shall be erected, placed or altered on any lot, lots or building plot in said Clover Addition until the building plans, specifications, and plot plans showing the location of such building have been approved in writing by Pine Construction, Inc. or their authorized representative, for conformity and harmony of external design with existing structures in the Addition, and as to location of the building with respect to property and building setback lines. In the case of the death of any representative of said Pine Construction, Inc., the surviving representative(s) shall have authority to approve or disapprove each design or location.
- (j) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five 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 lots has been recorded, agreeing to change said covenants in whole or in part.

Signed at Cheyenne, Wyoming, this 11th day of October, 1978

Pine Construction, Inc.

E. M. BRUTZMAN, JR., President  
 JOANNE B. BRUTZMAN, Secretary

The State of Wyoming) ) ss  
 County of Laramie )

On this 11th day of October, 1978 before me appeared E. M. Brutzman, Jr. to me personally known, who being duly sworn, did say that he is the President of Pine Construction and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said E. M. Brutzman, Jr. acknowledged said instrument to be the free act and deed of said corporation for the uses and purposes there set forth.

Given under my hand and notarial seal this 11th day of October, 1978.

Judith S. Cavanagh, Notary Public