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Recorded: September 4, 1954
Reception No. 683400

DECLARATION OF PROTECTIVE COVENANTS DELL RANGE, FOURTH FILING

The undersigned, Albert P. Bruch and Josephine Bruch, husband and wife, being the owners in fee simple of Dell Range Addition, Fourth Filing, Laramie County, Wyoming containing ten acres, more or less, the official plat of which Addition is on file in the office of the County Clerk, Laramie County, Wyoming, do hereby declare that all persons or partnerships or corporations who may hereafter acquire any lands in such Addition, shall be taken and held to agree and covenant with the undersigned and their executors, administrators, heirs and assigns to conform to and observe the following restrictions and stipulations as to the use of such property and to the construction of improvements thereon for a period of twenty-five (25) years from the first day of September, 1954:

- (1) The tracts or lots included in the said Addition shall be used for residential purposes only and shall not be used as a junk yard, or as a commercial storage place for automobiles, or trucks or the chassis, or parts thereof, or for the commercial production of livestock or poultry, or for any other commercial purpose. There shall be only one single dwelling on each tract or lot.
- (2) Any residence constructed thereon shall consist of not less than 800 square feet of area upon the main floor thereof, exclusive of garage, and all out buildings shall be of similar outside finish as the residence, and all such out buildings shall be located not less than 80 feet from any street or road.
- (3) The purchaser or owner shall not permit the accumulation of junk or any other noxious or offensive material on the premises.
- (4) The purchaser or owner shall not be permitted to reside in garages, house trailers, out buildings or in the basement of any residence before such residence is started, or while it is under construction or before it is completed.
- (5) After the first day of September, 1964, the owners of all lots or tracts in the said subdivision may mutually agree upon amendments or changes to the above restrictions.

The provisions and covenants hereinbefore contained shall bind and inure to the benefit of and be enforceable by the undersigned, or by the owner or owners of any of the other property included in said Addition, their executors, administrators, heirs, successors and assigns. All such provisions and covenants are for the mutual benefit and protection of all land owners in such Addition. Such Addition is within the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 14 North, Range 66 West of the 6th P.M.

(s) Albert P. Bruch
(s) Josephine Bruch

CONTINUED:



STATE OF WYOMING)
) SS
COUNTY OF LARAMIE.)

On this 3rd day of September 1954, before me personally appeared Albert P. Bruch and Josephine Bruch known to me to be the persons who executed the foregoing instrument and who acknowledged to me that they executed the same as their free act and deed for the purposes therein expressed.

My Commission expires July 8, 1956

NOTARIAL SEAL AFFIXED.

Helen F. Bond
NOTARY PUBLIC

Restrictions including a prohibition,
limitation or classification based
on race, color, religion, sex, ancestry,
familial status, or national origin are
hereby deleted to the extent such
restrictions violate 42 USC 3504(c).

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