



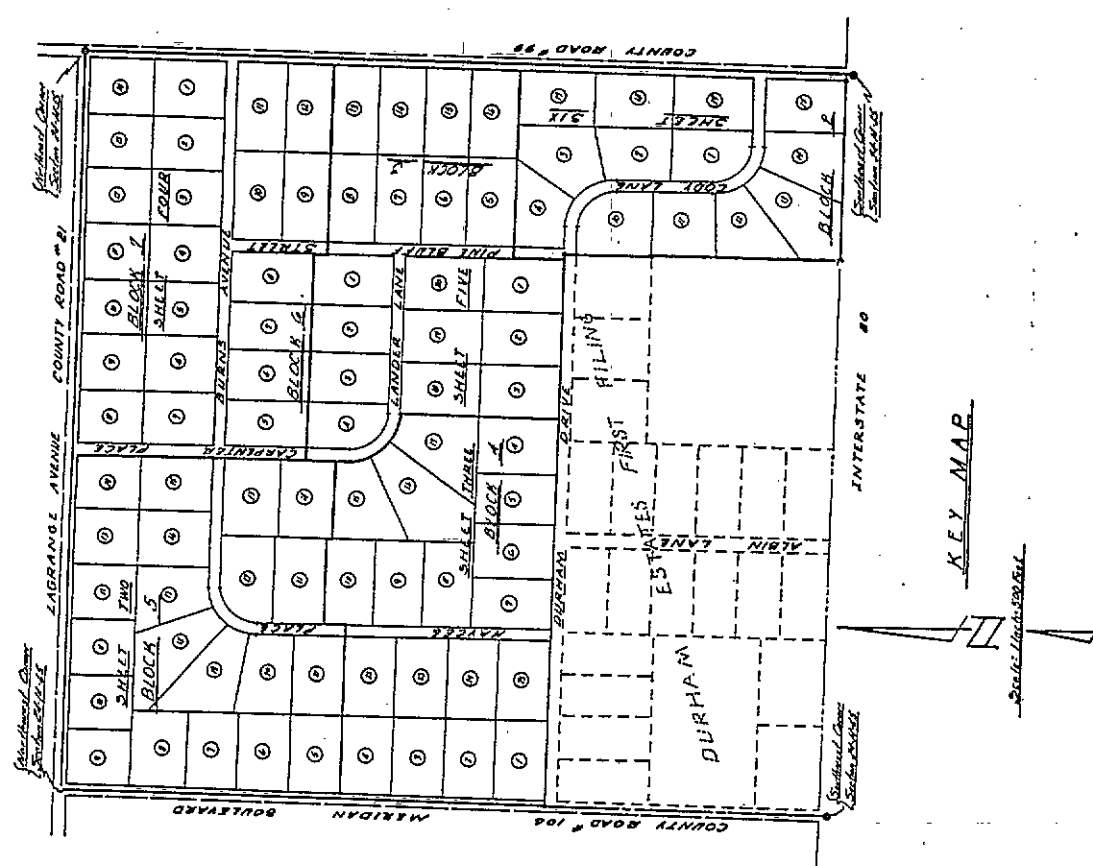
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PLAT OF DURHAM ESTATES SUBDIVISION 2ND FILING

SITUATE IN SECTION 24, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE SIXTH R.M., LARAMIE COUNTY WYOMING



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS:

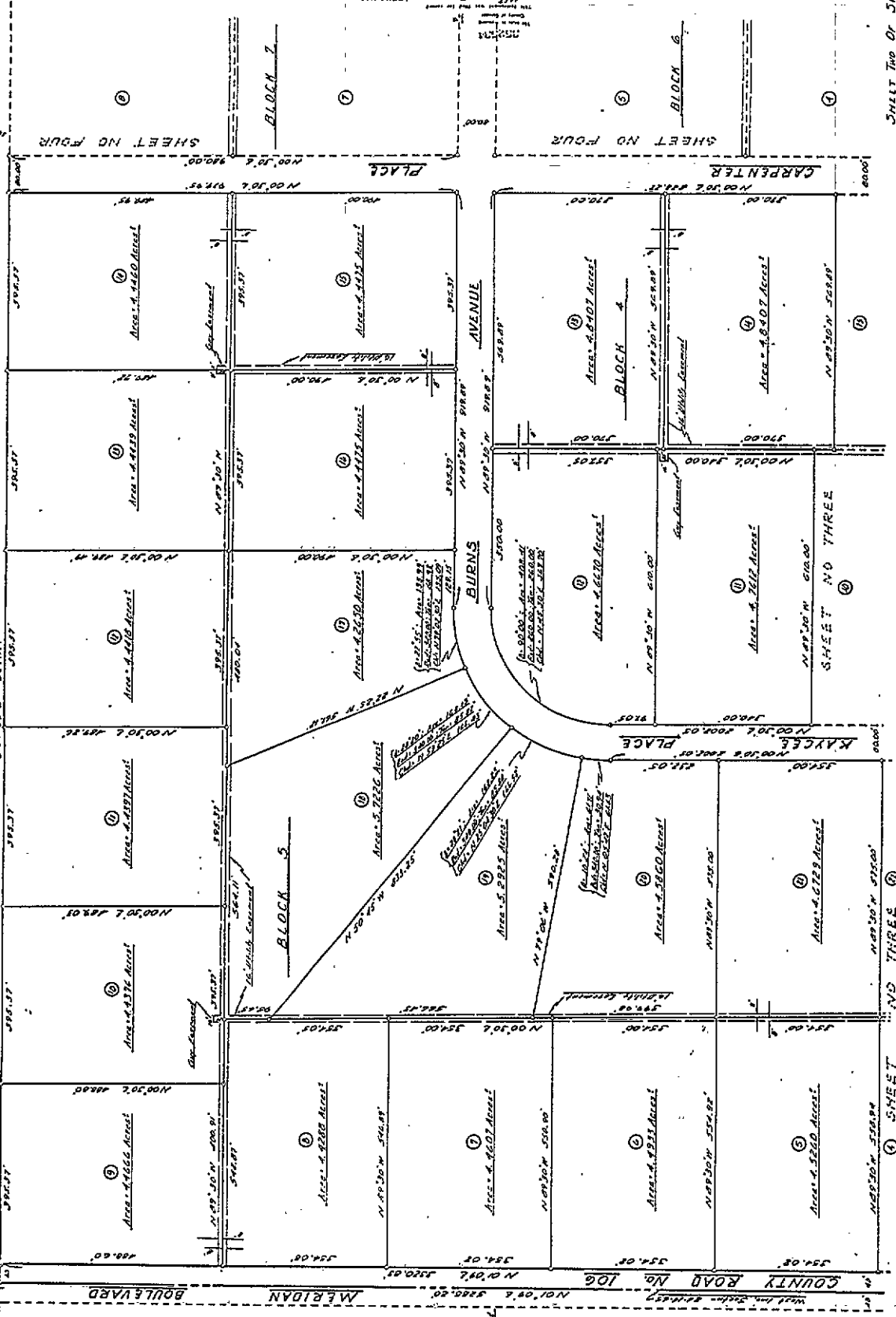
KNOW ALL MEN BY THESE PRESENTS That R.T.T. Partners being the owners of the following described land to-wit: A tract of land situate in Section 24 Township 14 North Range 65 West of the Sixth R.M., Laramie County Wyoming which contains the West 1/2 of said Section 24, to-wit: Lots 1, 2, 3, 4, 5, 6, 7, 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, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 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DURHAM ESTATES SUBDIVISION 2ND FILING

COUNTY ROAD No. 2 LAGRANGE AVENUE



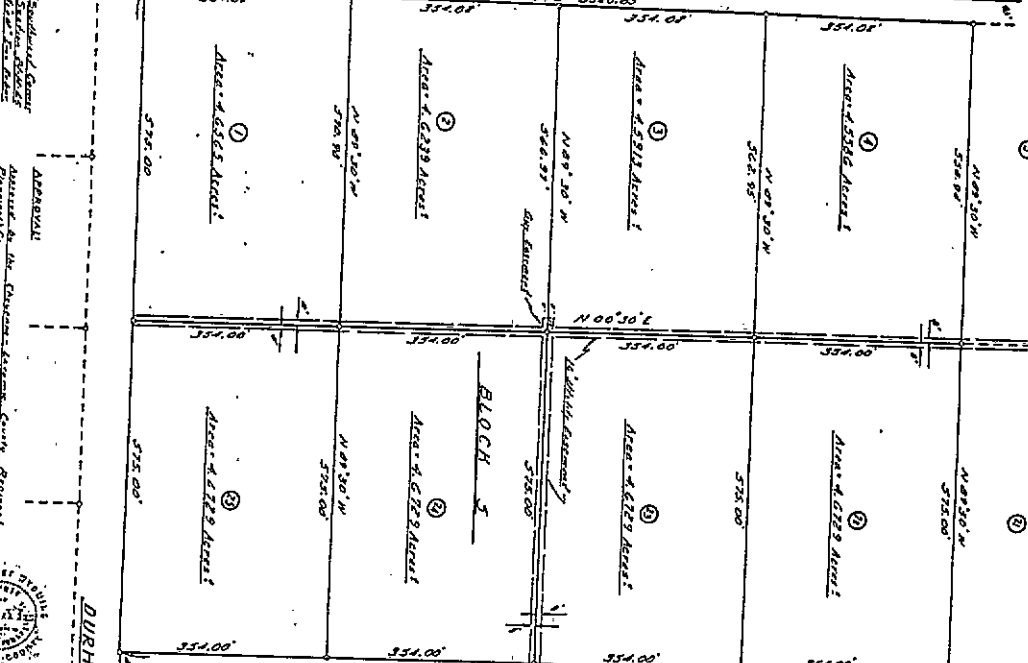
APPROVED
 Directed by the Governor, James G. Cannon, Jr., 1914
 Durham, North Carolina, 1914
 Approved by the Board of County Commissioners of the County of Durham, North Carolina, 1914
 Approved by the Board of County Commissioners of the County of Durham, North Carolina, 1914
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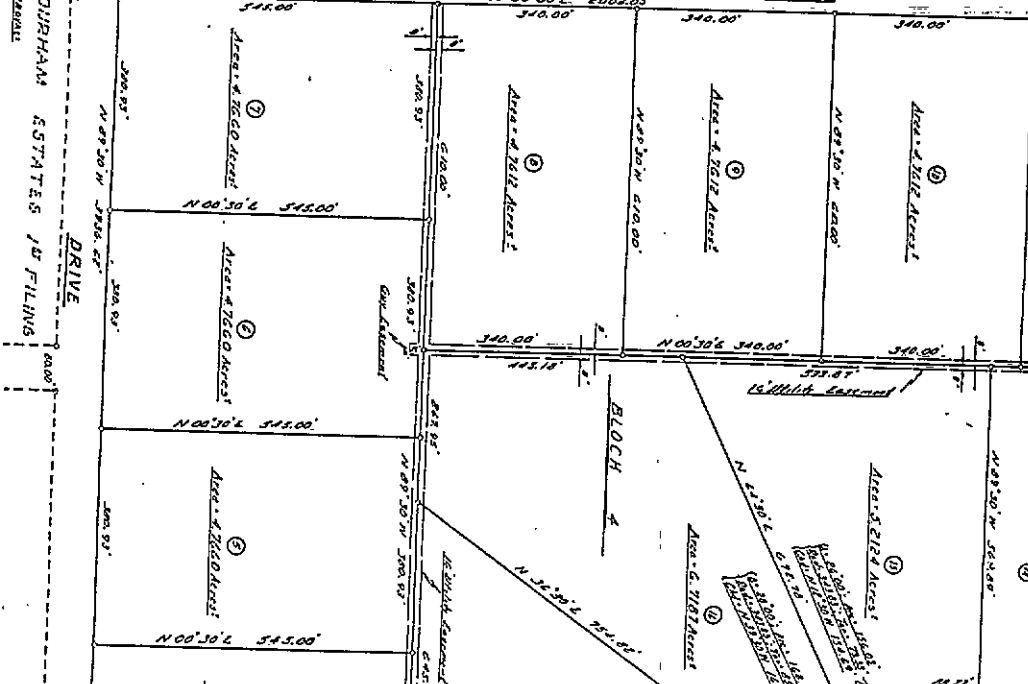
DURHAM ESTATES SUBDIVISION 2ND FILING

SHEET NO TWO

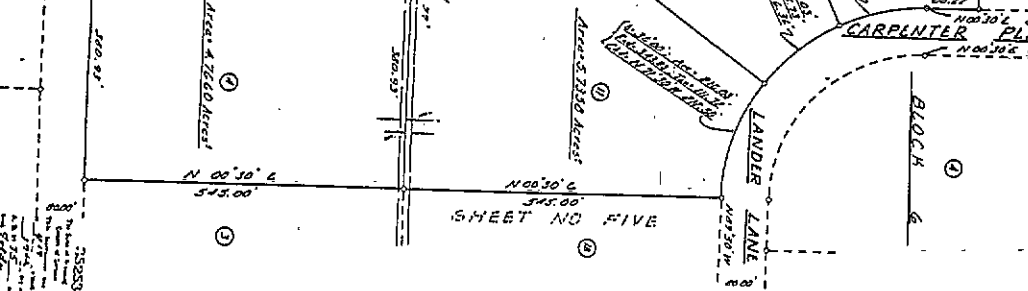
COUNTY ROAD No. 106 MERIDIAN BOULEVARD



KAYCEE PLACE



CARPENTER PLACE



SHEET NO FIVE

APPROVED BY THE DURHAM ENGINEERING & SURVEYING SOCIETY

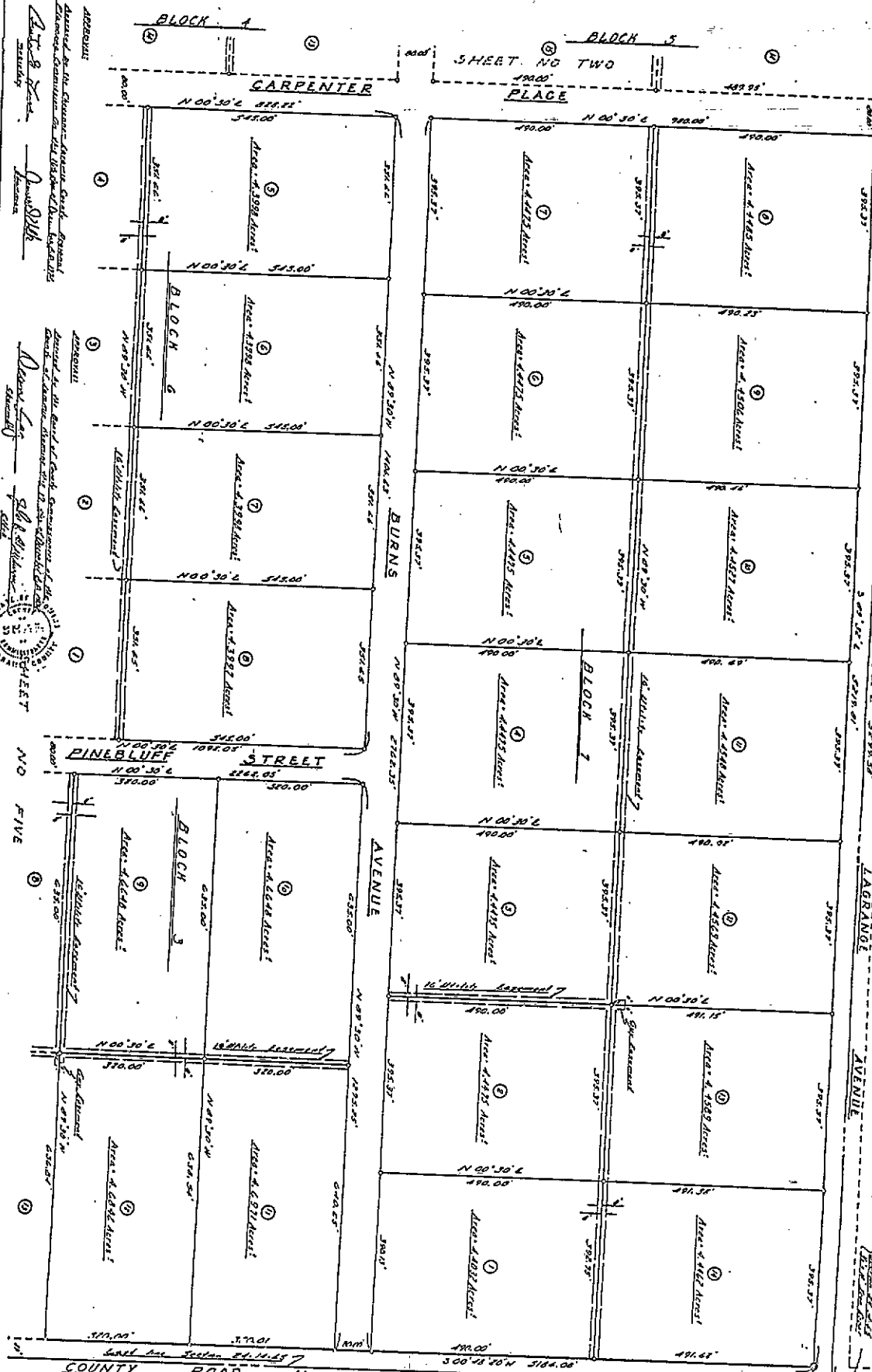
APPROVED BY THE DURHAM ENGINEERING & SURVEYING SOCIETY



APPROVED BY THE BOARD OF EQUALS COMMISSIONERS OF THE STATE OF NORTH CAROLINA

SHEET THREE OF SIX SHEETS

COUNTY ROAD No. 21
 DURHAM ESTATES SUBDIVISION 2ND FILING
 LAGRANGE AVENUE



APPROVED:
 Attest: [Signature]
 Notary Public

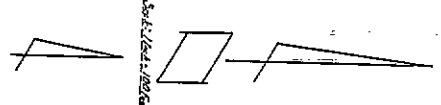
APPROVED:
 Attest: [Signature]
 Notary Public



APPROVED:
 Attest: [Signature]
 Notary Public

APPROVED:
 Attest: [Signature]
 Notary Public

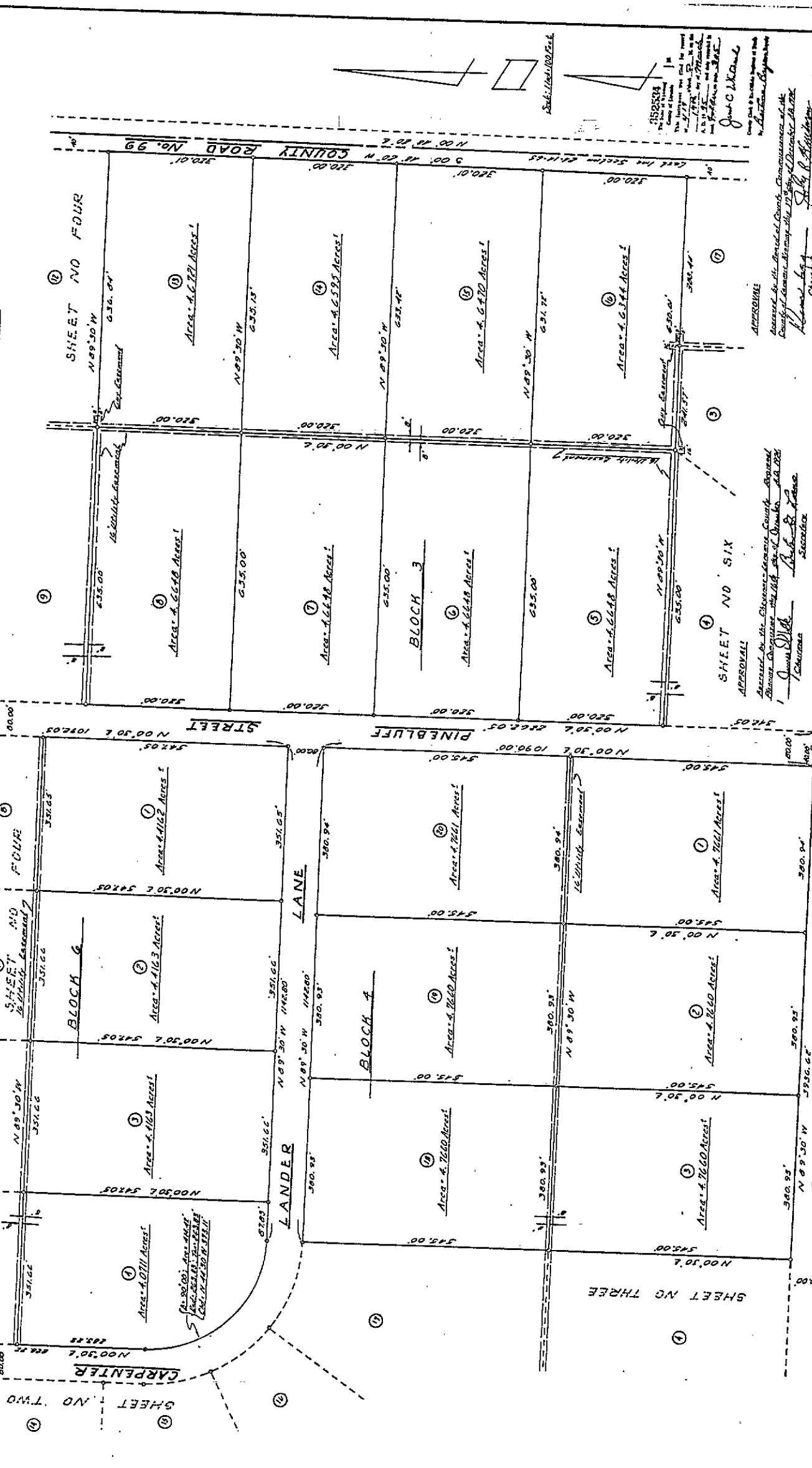
APPROVED:
 Attest: [Signature]
 Notary Public



SHEET FOUR OF SIX
 SHEETS

COUNTY ROAD No. 99

DURHAM ESTATES SUBDIVISION 2ND FILING

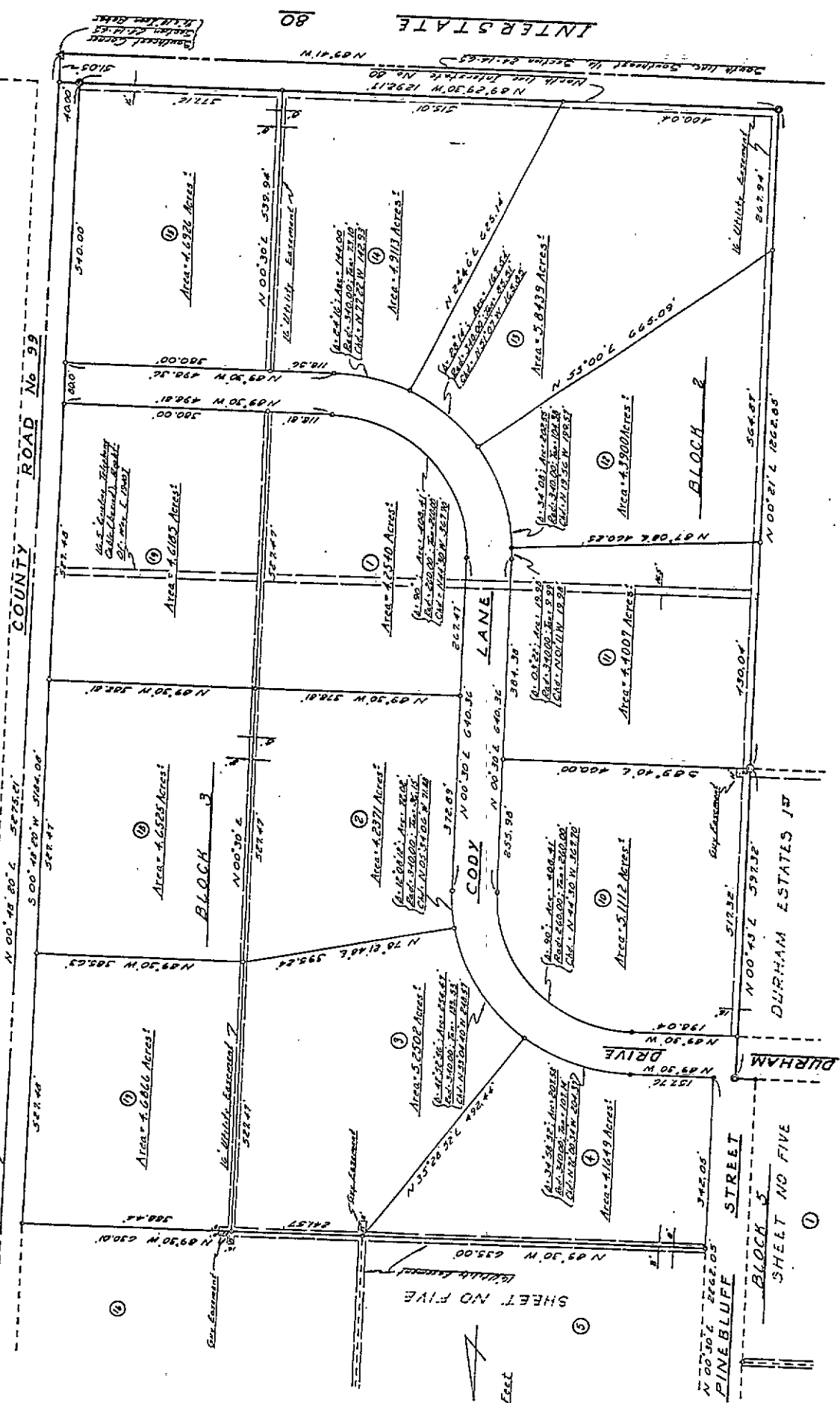


APPROVED
 Approved by the Board of County Commissioners of the
 County of Durham, North Carolina, this 17th day of December, 1928.
 James S. [Name],
 Chairman

APPROVAL
 Approved by the Board of County Commissioners of the
 County of Durham, North Carolina, this 17th day of December, 1928.
 James S. [Name],
 Chairman

DURHAM ESTATES SUBDIVISION 2ND FILING

26.



APPROVAL:
 Approved by the Planning Commission on [Date] by Resolution No. [Number].
 [Signature]

APPROVAL:
 Approved by the Board of Civil Commissioners of the County of Durham on [Date] by Resolution No. [Number].
 [Signature]



262534
 The Board of Civil Commissioners of the County of Durham
 This document was filed for record on [Date] at [Time] PM.
 [Signature]

Restrictions indicating a preference, limitation 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).

RECORDED APR 8 1980 5:45 P.M. 44 O'CLOCK P.M.
Reception No. JANET C. WHITEHEAD, Recorder

THE STATE OF WYOMING)
COUNTY OF LARAMIE) ss.

R.F.T. PARTNERS

TO THE PUBLIC:

DATE: April 8, 1980

DECLARATION OF PROTECTIVE COVENANTS

The undersigned, being the owners in fee simple of the following described property situate in Laramie County, Wyoming, to-wit:

Lots in Durham Estates, Second Filing, a Sub-division in Laramie County, Wyoming, described in Appendix "A" attached hereto.

do hereby make this Declaration of Protective Covenants applicable to all of the described property.

1. The use of said lands and platted or subdivided portions thereof shall be restricted to a single one or two family dwelling residential use. No structure shall exceed two stories in height and a private garage appurtenant thereto except as is otherwise herein specifically provided with reference to planned unit development for acreages of not less than 10 acres.

2. Architectural Restrictions: Uniform quality of workmanship and materials, harmony of external design with existing structure, and location with respect to topography and finish grade elevations shall be afforded. All construction shall be new and no building or buildings may be removed from another location to any site within this subdivision. No wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line.

3. Dwelling Quality and Size: No dwelling shall be permitted on any lot in which the ground floor area of the main structure, exclusive of porch and garage shall be less than 350 square feet or 650 square feet in a story and one-half structure with 1,000 square feet of finished living area or 650 square feet in a two story structure with 1,000 square feet of finished living area and all structures shall be constructed with a continuous brick, masonry, concrete or comparable building material in the foundation.

4. Building Locations:

(A) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines required by Laramie County Zoning regulations or as may be restricted by any recorded plat which may be filed for a portion of the area described in and covered by these declarations. In any event, no building shall be located on any lot

nearer than 50 feet to the front lot line or nearer than 25 feet to any side lot line except as is otherwise herein provided for a planned unit development. Reverse lots shall afford a 50 foot side yard clearance to the street side.

(B) No building shall be located nearer than 25 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

(C) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building.

5. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Occupancy conditions may be considered to be a nuisance to adjacent property in the event that activity adversely affects such adjacent owners resulting from activities of burning, noise, vermin, health hazards, pollution, odors, undesirable animals or their maintenance and insect pests developing as a condition because of the nature of maintenance or care of the property.

6. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage and disposal of such material shall be maintained in a clean and sanitary condition. Removal of such refuse from the premises shall be accomplished at intervals of not less than once each month. No individual water supply system or sewage waste disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with requirements, standards and recommendations of the Wyoming State Department of Public Health and Laramie County Zoning requirements.

7. Maintenance of Surface: Earth or gravel shall not be removed from the surface of the premises except for improvement or levelling on the tract involved. Landfill shall be earth only and shall exclude trash, refuse, junk, construction debris or similar materials. Stable conditions of the soil and vegetation shall not be destructively destroyed or disturbed nor shall the surface drainage patterns be changed except in a fully engineered manner which will provide adequate recognition of soil conservation requirements. All damage to soil and vegetation shall be immediately restored to a stable condition.

8. Temporary Structures: 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, except that during the period of construction of a permanent residence on the premises that there may be erection of temporary facilities. Such facilities shall be limited to a single period of six months beginning with the first day of erection, on-site location, or the exterior storage of materials to be utilized for permanent facility construction and ending with final removal and cleanup of all such temporary facilities.

9. Parking of Non-operative Vehicles and Facilities: Parking of trailer-campers, truck-campers, bus-campers and other-wise large vehicles such as stock trucks and trailers shall be limited to a period of 72 hours, when parked on the street in front of a residence or on the parking area between the front building line and the street.

The parking of boats and trailers on the street or on any parking area between the front building line of a residence and a street shall be of a temporary nature and not to be left parked in such a location for storage from one season to another or while not in seasonal use.

Vehicles which are not in running condition or are in a state of disrepair shall not be parked on the street in front of a residence or on the front driveway or on any parking area between the front building line of any residence and the street for a period of more than 24 hours at any one time or as a repeated matter of practice.

Autos, trucks, trailers and other similar vehicles shall, under no circumstances, be parked or stored outside of closed buildings either in front of the lot or upon any portion thereof unless such vehicles are either in closed buildings or carry current Wyoming vehicle registration. Similarly, construction equipment, farm implements, industrial equipment and machinery or salvage items or their components shall not be stored in any event outside of closed buildings.

10. Signs: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. Livestock and Poultry: Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by occupants or owners of any portions of said lands, shall be kept confined within owned or occupied premises. No more than three dogs or three cats or a total of three of either of such animals shall be kept and maintained as part of any single household within this area. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

No swine shall be permitted hereon, except one pig as a 4-H project, with such latter right to continue only so long as a general subdivision of the described tract has not been accomplished.

The possession of animals other than small household pets such as cats and dogs shall be restricted to acreages in excess of four acres and provided that in such cases of the larger animals, such as cows and horses, that such animals shall be annually restricted to periods of grazing upon the premises of not more than one animal unit month for each acre included within the owned tract whether or not supplementary feeding is afforded, and further provided that in no event shall any grazing by any animals be permitted which shall be in violation of prior paragraphs of these declarations regarding maintenance of stable condition of the soil and vegetation and avoidance of the creation of nuisances.

12. Subdivision Limitation and Planned Unit Development: No portions of the described lands shall be used, developed, platted or subdivided into land area units of less than four (4) net acres per single or duplex residential unit except that parcels of land of ten acres or more as a consolidated acreage may be platted into multifamily highrise or reduced acreage single dwelling lots or tracts in the event that approval therefore is obtained under Laramie County Zoning regulations from the Laramie County Planning Board or similar governmental agencies with designated authority for determining land usage in this area.

All plans and specifications for buildings to be constructed on any site shall be submitted to an architectural control committee to be composed of M. V. Federer, Abe Rosenberg and L. F. Talkington. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall 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, through a duly recorded written instrument, to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

13. No mobile home shall be converted to a permanent dwelling on any site without the approval of the architectural control committee.

14. There shall be no hunting or use of firearms on any site on the above described property.

15. Term: 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 thirty 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.

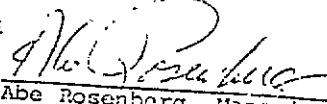
16. Enforcement: In the event that any person shall violate any of these covenants, it shall be lawful for any owner of any lot or lots in the area or adjacent to the area to maintain an action in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages, and in addition, to recover from the party so violating such protective covenants reasonable attorney's fees required in the proceedings either to enjoin violation or for the recovery of the damages.

17. Severability: 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 8th day of April, 1980.

R.F.T. PARTNERS

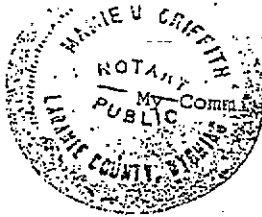
By:


Abe Rosenberg, Managing Partner

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by
Abe Rosenberg, Managing Partner of R.F.T. Partners, this 8th
day of April, 1980.

Witness my hand and official seal. :



Mamie V. Griffith
Notary Public

APPENDIX "A"

Lots in Durham Estates, Second Filing, a Subdivision situate in Section 24, T. 14 N., R. 65 W., of the 6th P.M., Laramie County, Wyoming;

Described as follows:

- Lot 7, Block 3.
- Lot 8, Block 3.
- Lot 9, Block 3.
- Lot 14, Block 3.
- Lot 15, Block 3.
- Lot 16, Block 4.
- Lot 19, Block 4.
- Lot 4, Block 6.
- Lot 5, Block 6.
- Lot 3, Block 7.
- Lot 10, Block 7.
- Lot 11, Block 7.
- Lot 12, Block 7.
- Lot 13, Block 7.