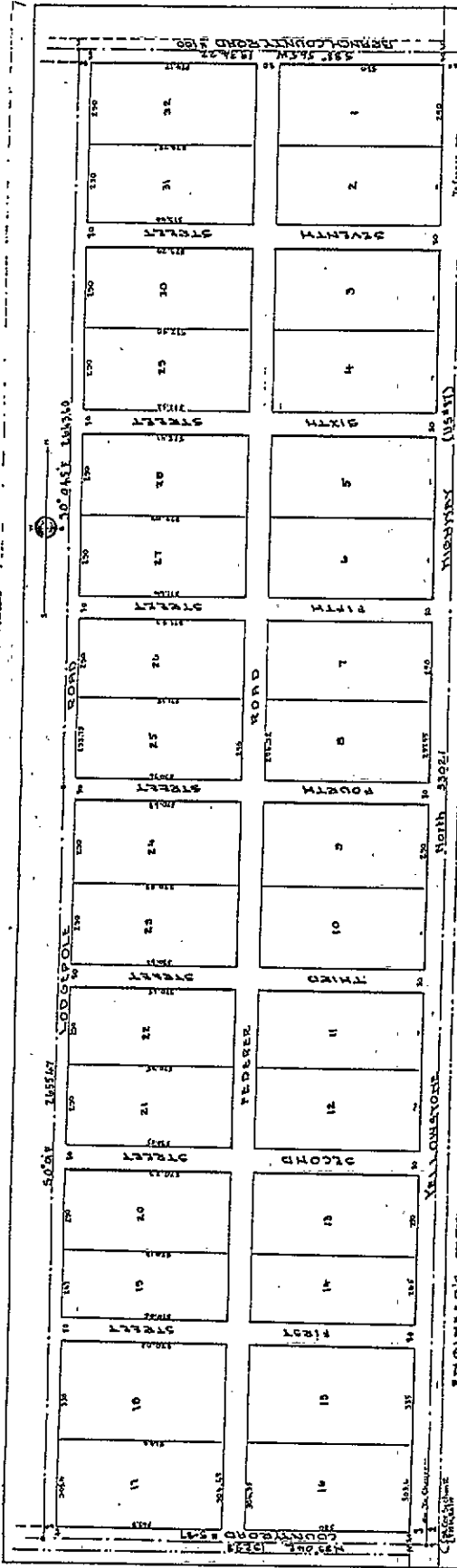




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**INCORPORATED**

684902

**DECLARATION**

Know all men by these presents, that Theodore Robert and Robert Robert are the owners of the land described in the foregoing plat, and that they do hereby declare that the same is to be used in accordance with the plan and do hereby declare that the same is to be used in accordance with the plan and do hereby declare that the same is to be used in accordance with the plan.

Witness: *Theodore Robert* and *Robert Robert*

Witness: *James J. [unclear]* and *James J. [unclear]*

ROBINSON & ROBINSON  
 1000 Broadway, New York City

On this day of [unclear] 1915, the persons mentioned in the foregoing plat have signed their true and correct names and do hereby declare that the same is to be used in accordance with the plan and do hereby declare that the same is to be used in accordance with the plan.

My commission expires June 17, 1915.

**FREDERICK-GOOD REALTY TRUSTS**  
 A SUBDIVISION OF  
 TRUST SECTION 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32  
 LAURENS COUNTY, GEORGIA  
 August 1915  
 Scale 1/2" = 100'

Recorded: September 30, 1954 at 10:20 A.M.

Reception No: 686057  
Book 556 Page 438

## DECLARATION OF PROTECTIVE COVENANTS

For

### FEDERER - GOOD REALTY TRACTS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are now the owners of all the lots and blocks of Federer - Good Realty Tracts, a subdivision of the East half of the East Half (E 1/2 E 1/2) of Section Twelve (12), Township Fifteen (15) North, Range Sixty-seven (67) West, 6th p.m., Laramie County, Wyoming, and that they do hereby declare all of said lots and blocks to be covered by the covenants and restrictions hereinafter made and do agree that all conveyances of said lots and blocks made hereafter shall be made subject to said covenants and restrictions:

1. No lot, block, premises, or any portion of said tracts shall be used as a gravel pit or for the source of obtaining gravel and no pits or unsightly holes shall be permitted to remain therein.
2. No cattle, sheep, or hogs shall be raised, bred, or kept on any portion of said tracts for the purposes of producing meat in commercial quantities. No noxious or offensive activity shall be carried on upon any portion of said tracts, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
3. No structure of a temporary character, such as trailers, basements, tents, shacks, garages, barns, or other outbuildings shall be used on any portion of said Tracts at any time as residences either temporarily or permanently. Not more than two dwellings may be constructed on any five-acre tract in said tracts, each of said tracts consisting of approximately five acres. All housing constructed in said tracts shall be new and no basement shall be lived in until the house above it is build and boxed in. No dwelling shall have less than 850 square feet of floor surface, exclusive of garages and porches. All dwellings shall have complete bath-rooms and shall be modern.
4. No junk yard or dump yard or business of an objectionable nature shall be maintained on any portion of said tracts.
5. No Portion of said Tracts shall ever be sold, rented, leased, or occupied to or by persons not of the Caucasian race.
6. 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 ten 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.

