



First American Title™

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STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

DECLARATION OF RESTRICTIONS AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

1. That we are the owners of the following described real property, to-wit:

Tract 1, Tract 2, and Tract 3, Fox Farm Subdivision, Laramie County, Wyoming.
2. That we do hereby impress all of the property included in these three tracts with the following restrictions and covenants.
 - a). **EASEMENT:** An easement is reserved over the North Ten (10) feet of each Tract to construct, operate, maintain, replace and/or remove underground sewer and/or water pipelines and all fixtures, devices, manholes, and/or appurtenances thereto used or useful in the operation of said underground sewer or water pipelines, together with the right to enter upon said premises to maintain, operate, repair, replace, remove and inspect said underground sewer and/or water pipelines and all fixtures, devices, manholes and appurtenances thereto.
 - b) **PRIVATE UTILITY LINES:** That all sewer and water lines installed on the Easement provided for in paragraph a) above will remain privately owned lines by the surface owner of that certain Tract and will not be installed or maintained by the South Cheyenne Water and Sewer District or its successor.
 - c) **APPURTENANT TO REAL PROPERTY:** These Restrictions and Covenants are hereby declared to be Covenants running with the land.
 - d) **ENTITIES ACQUIRING PROPERTY:** These Restrictions and Covenants shall be fully binding upon all persons or entities acquiring the property hereinabove described, whether by descent, devise, purchase or otherwise; and any person, by the acceptance of title to any Tract, shall thereby agree and covenant to abide by the foregoing Restrictions and Covenants.

