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FRONTIER DEVELOPMENT COMPANY
A Partnership, and GEORGE L. COLE
AND MARY K. COLE, a Partnership

TO

THE PUBLIC

DECLARATION OF PROTECTIVE COVENANTS FOR
FRONTIER GARDENS AND BUFFALO RIDGE ESTATES
(2nd & 3rd Filing, Frontier Gardens)

PART A. PREAMBLE:

KNOW ALL MEN BY THESE PRESENTS: That all Lots and Blocks of FRONTIER GARDENS in Laramie County, Wyoming, in Section 21, Township 14 North, Range 66 West of the 6th P. M., in Laramie County, Wyoming, as said Frontier Gardens, original, second and third filing and Buffalo Ridge Estates appears on the plat thereof, which is on file in the office of the County Clerk of said County, are now owned and held, subject to the restrictions, conditions and covenants contained in this Declaration, by Sol Zuckerman, Sam B. Irvine, Eugene R. Wright, Floyd L. Vosier and C. F. Vosier, a partnership, doing business under the firm name of Frontier Development Company, and George L. Cole and Mary K. Cole, husband and wife, a partnership, and said owners do hereby covenant and agree that any subsequent grants of any lots and blocks in said Frontier Gardens shall be made subject to the covenants and restrictions hereinafter set out.

PART B. AREA OF APPLICATION:

B-1. The residential area covenants in Part C in their entirety shall apply to all of FRONTIER GARDENS AND BUFFALO RIDGE ESTATES as shown on the plat on file in the office of the County Clerk of Laramie County, Wyoming, except the lots and blocks in the South 285 feet of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 14 North, Range 66 West of the 6th P. M.

B-2. The business area covenants in Part D shall apply to the lots and blocks in the South 285 feet of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 14 North, Range 66 West of the 6th P. M.

PART C. RESIDENTIAL AREA COVENANTS:

C-1. 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 two and one-half stories in height and a private garage for not more than two cars.

C-2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Part E.

C-3. No dwelling shall be permitted on any lot at a cost of less than \$10,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost, stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 850 square feet for a one-story dwelling, more less than 700 square feet for a dwelling of more than one story.

C-4. No building shall be located on any lot nearer than 25 feet to the front lot line nor nearer than 10 feet to any side street line. No building shall be located nearer than 17 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line. For the purposes of this covenants, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

Proposed by the Partnership of George L. Cole and Mary K. Cole, a Partnership, and the Partnership of Sol Zuckerman, Sam B. Irvine, Eugene R. Wright, Floyd L. Vosier and C. F. Vosier, a Partnership.



C-5. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet.

C-6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

C-7. 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.

C-8. 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.

C-9. All septic tanks shall be built and located between the rear of the building and the alley. All dwellings shall have modern bathroom facilities.

C-10. No oil drilling, oil development operations, oil refining, quarring 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.

PART D. BUSINESS AREA COVENANTS:

D-1. No business shall be conducted on any of the lots heretofore designated as business area except those permitted under the Ordinance of the City of Cheyenne, Wyoming, in Business D. Districts in said City.

PART E. ARCHITECTURAL CONTROL COMMITTEE:

E-1. The architectural control committee is composed of:

- FLOYD L. VOSLER
- EUGENE R. WRIGHT, and
- CLIFFORD F. VOSLER

of Cheyenne, Wyoming. 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 power and duties.

E-2. The committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

PART F. GENERAL PROVISIONS:

F-1. 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 (25) 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.

F-2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

F-3. 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.



601-461

Frontier Development Company,
a Partnership

DECLARATION OF PROTECTIVE
COVENANTS

in re

Dated Sept. 14, 1956

Frontier Gardens, 1st, 2nd
& 3rd Filing, and Buffalo
Ridge Estates

Recorded Sep. 14, 1956 at
3:46 P.M.

We do hereby amend the Declaration of Protective Covenants heretofore filed in the office of the Laramie County Clerk on Frontier Gardens original filing dated December 7th, 1954, Recorded in Book 560 on Pages 333 - 337 at 3:17 P.M., and Frontier Gardens Second Filing and Third Filing and Buffalo Ridge Estates Recorded August 21st, 1956, at 4:45 P.M. in Book 601, Pages 280, 281, 282, 283, and 284, by adding thereto the following additional Covenants:

Restituted history & provisions
Enactment of Ordinance Local
on page 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

1. Livestock and Poultry - 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.
2. Sewage Disposal - No individual sewage-disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wyoming Department of Public Health. This is in accordance with instructions from Mr. Arnold Punshon, Area Sanitary Engineer.
3. All construction shall be new and no building shall be moved from another location on to any lot in this subdivision.

Dated this 14th day of Sept., 1956.

Signed: FRONTIER DEVELOPMENT COMPANY
By: Sol Zuckerman
Floyd L. Vosler

Acknowledged September 14, 1956 before H. W. Smeenk, Notary Public, Laramie County, Wyoming. (Notarial Seal)
Commission expires Oct. 4, 1958.

Reception No. 764629.

* * * * *

Number 46 George L. Cole and
Mary K. Cole

to

601-580 The Public

* RATIFICATION OF DECLARATION
* OF PROTECTIVE COVENANTS AND
* AMENDMENT
*
* Recorded October 10, 1956
* at 2:05 P.M.

WHEREAS, the Frontier Development Company and George L. Cole, on August 21, 1956, did execute a Declaration of Protective Covenants for Frontier Gardens (Original, Second and Third Filing) and Buffalo Ridge Estates, which were duly filed and recorded in the office of the County Clerk of Laramie County, State of Wyoming, on August 21, 1956, at 4:45 P.M. in Book 601 at Pages 280/84; and

WHEREAS, Mary K. Cole did not execute or sign said Declaration of Protective Covenants for Frontier Gardens (Original, Second or Third Filing) and Buffalo Ridge Estates; and

WHEREAS, the Frontier Development Company on September 14, 1956, did execute an Amendment to the said Declaration of Protective Covenants hereinabove described, which was duly filed and recorded in the office of the County Clerk of Laramie County, State of Wyoming on September 14, 1956 at 3:46 P.M. in Book 601 at Page 461; and

WHEREAS, neither George L. Cole nor Mary K. Cole signed or executed said Amendment to said Declaration of Protective Covenants.

IT IS, THEREFORE, the intention and purpose of the undersigned, George L. Cole and Mary K. Cole, to hereby ratify and confirm the Declaration of Protective Covenants for Frontier Gardens, (Original, First and Second Filings) and Buffalo Ridge Estates, as made and recorded in Book 601 at Pages 280/84, in the office of the County Clerk of Laramie County, State of Wyoming; and to ratify and confirm the Amendment to said Declaration of Protective Covenants for Frontier Gardens (Original, Second and Third Filing) and Buffalo Ridge Estates as made and recorded in Book 601 at Page 461 in the office of the County Clerk for Laramie County, State of Wyoming.

Signed: George L. Cole
Mary K. Cole

Subscribed and sworn to October 10, 1956, before Jane L. Neavill, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires June 10, 1959.



620-289 Frontier Development Co.,
 a partnership, et al,
 to
 The Public

* ADOPTION AND AMENDMENT OF
* PROTECTIVE COVENANTS
*
* Recorded August 12, 1957
* at 4:23 P.M.
*
*

Recites:

KNOW ALL MEN BY THESE PRESENTS, that we, the under-
signed, being all the owners of Lots 1 to 5, inclusive, of
Block 21, all of Blocks 22, 23 and 24 in Buffalo Ridge
Estates, an Addition to the City of Cheyenne, Laramie County,
Wyoming, a subdivision of Section 21, Township 14 North,
Range 66 West of the 6th P.M., in said County and State,
with the exception hereinafter expressed, do hereby agree
that the declaration of protective covenants heretofore
filed in connection with other portions of Frontier Gardens
and Buffalo Ridge Estates, and as made of record in the
office of the Laramie County Clerk in Book 601 at pages
280-284, shall apply in their entirety to the above described
lots and blocks and all conveyances of such lots and blocks
shall be subject to and be controlled by the said declaration
and the said declaration is hereby ratified, adopted and
confirmed as to the said lots and blocks.

The declaration of protective covenants as above
described is hereby amended as follows: Paragraph C-4 is
amended to the extent that the side yard requirements of
interior lots shall be the same as those now prescribed in
the Ordinances of the City of Cheyenne in Residence "A"
zones. It is the intention of this amendment that it shall
apply to all past and future filings in Frontier Gardens and
Buffalo Ridge Estates.

Signed: FRONTIER DEVELOPMENT CO.,
 a partnership
By: Sol Zuckerman
 Floyd L. Vosler

Signed: George L. Cole and Mary
 K. Cole, a partnership
By: George L. Cole
 Mary K. Cole

Signed: Jack R. Beahm
 Ruth E. Beahm

Acknowledged August 7, 1957 by Sol Zuckerman, Floyd L.
Vosler, George L. Cole, Mary K. Cole, Jack R. Beahm and Ruth
E. Beahm, before H. W. Smeenk, a Notary Public in Laramie
County, Wyoming. (Notarial Seal) Commission expires October
4, 1958.

* * * * *

* * * * *

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Number 52 Frontier Development Co.,
a partnership, et al

to

635-526 The Public

* ADOPTION AND AMENDMENT OF
* PROTECTIVE COVENANTS

* Recorded September 12, 1958,
* at 3:03 P.M.

Recites:

STATE OF WYOMING

COUNTY OF LARAMIE }

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned being all the owners of Lots 9 to 16, Inc. in Block 5; Lots 1 to 8, inc., in Block 6, Frontier Gardens, Third Filing, and Lots 16 to 29, inc., in Block 24, Lots 1 to 13, inc., in Block 27, Buffalo Ridge Estates, Third Filing, Additions to the City of Cheyenne, Laramie County, Wyoming, a subdivision of Section 21, Township 14 North, Range 66 West of the 6th P.M. in said County and State, with the exception hereinafter expressed, do hereby agree that the declaration of protective covenants heretofore filed in connection with other portions of Frontier Gardens and Buffalo Ridge Estates, and as made of record in the office of the Laramie County Clerk in Book 601, at pages 280-84, shall apply in their entirety to the above described lots and blocks and all conveyances of such lots and blocks shall be subject to and be controlled by the said declaration and the said declaration is hereby ratified, adopted and confirmed as to the said lots and blocks.

The declaration of protective covenants as above described is hereby amended as follows: Paragraph C-4 is amended to the extent that the side yard requirements of interior lots shall be the same as those now prescribed in the Ordinances of the City of Cheyenne in Residence "A" zones.

Signed: FRONTIER DEVELOPMENT CO., A
Partnership

By: Sol Zuckerman
Floyd L. Vosler

GEORGE L. COLE AND MARY K. COLE,
a partnership

By: George L. Cole
Mary K. Cole

Acknowledged September 10, 1958 by Sol Zuckerman, Floyd L. Vosler, George L. Cole and Mary K. Cole before Philip White, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires June 1, 1962.

BOOK 600

OCT 3 1959

10:48 AM

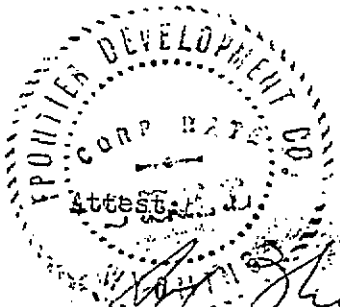
RECORDED AT 10 O'CLOCK

872270

EXCEPTION No. LESTER R. GOPP, Recorder

CERTIFICATE OF VACATION

KNOW ALL MEN BY THESE PRESENTS that the Undersigned FRONTIER DEVELOPMENT COMPANY, a Wyoming corporation, being all the owners and proprietors of the lands and premises described as all of Blocks 8, 9, 10, 11, 12, 13, 14, and 15, and that portion of Sheridan Street lying south of Blocks 8, 9, 10, and 11, and all of Teton Avenue and all of Splitrock Avenue and all of Aspen Avenue being the same as all of those portions of Frontier Gardens, Third Filing, lying west of the West boundary of Pine Ridge Avenue as said blocks, streets, and alleys are described and platted as Frontier Gardens, Third Filing, a part of the South half, Southeast Quarter, Section 21, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, HEREBY VACATE AND DO HEREBY DECLARE TO BE VACATED a subdivision of part of the South half, Southeast Quarter, Section 21, Township 14 North, Range 66 West of the 6th P.M., more particularly described as all of Blocks 8, 9, 10, 11, 12, 13, 14, and 15, and that portion of Sheridan Street lying south of Blocks 8, 9, 10, and 11, and all of Teton Avenue and all of Splitrock Avenue and all of Aspen Avenue being the same as all of those portions of Frontier Gardens, Third Filing, lying west of the West boundary of Pine Ridge Avenue as said blocks, streets, and alleys are described and platted as Frontier Gardens, Third Filing, a part of the South half, Southeast Quarter, Section 21, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.



[Signature]
Secretary

FRONTIER DEVELOPMENT COMPANY

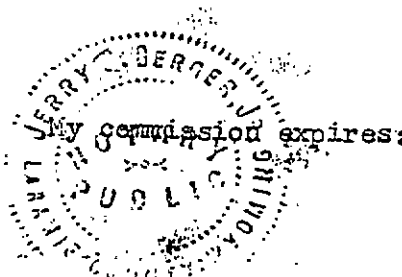
By [Signature]
President



STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

On this 2 day of October, 1959, before me personally appeared [Signature] to me personally known, who being by me duly sworn, did say that he is the President of FRONTIER DEVELOPMENT COMPANY, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said [Signature] acknowledged said instrument to be the free act and deed of said corporation.

[Signature]
Notary Public



690-12

The Owners of all Lots in Frontier Gardens, Third Filing, City of Cheyenne, Laramie County, Wyoming.

ADOPTION AND AMENDMENT OF PROTECTIVE COVENANTS

Dated September 15, 1960

in re

Recorded Sep. 27, 1960 at 10:12 A.M.

Frontier Gardens, Third Filing.



Vertical text on the left margin, possibly a stamp or recording information, including the number '690-12' and some illegible text.

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, owners of lots or parts of lots lying in Frontier Gardens, Third Filing an Addition to the City of Cheyenne, do hereby agree, provide and declare that the Declaration of Protective Covenants pertaining to said Frontier Gardens, Third Filing, recorded August 21, 1956, in the Office of the County Clerk of Laramie County, in Book 601 at Pages 380/84, shall be, and is hereby, amended as of and following September 15, 1960, the Amendment being a change of paragraph C-5, to read:

"C-5. No dwelling shall be erected or placed on any lot in Frontier Gardens, Third Filing, having a width of less than 59 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet." We further agree, provide and declare jointly and severally: that the above Amendment shall be in full force and effect upon and at all times following September 15, 1960; that the same pertains and applies to only Frontier Gardens, Third Filing; and that any requirement contrary to or different than said paragraph C-5 as above set forth shall have no force or effect whatsoever as to said Frontier Gardens, Third Filing. Signed at Cheyenne, Wyoming, as of September 15, 1960.

- | | |
|---------------------------|-------------------------|
| Signed: Arthur W. Henning | Sara B. Henning |
| LeRoy Hundley | Susan A. Hundley |
| Albert C. Vosler | Geraldine M. Vosler |
| J. B. Morris | Doris M. Morris |
| James H. Davis | Ruth Davis |
| James L. Kaohn | Margaret L. Kaohn |
| Eugene H. Cochran | Verna M. Cochran |
| Robert W. Gustafson | Elizabeth M. Gustafson |
| Clarence C. McIntosh | Patricia McIntosh |
| James Webb Throckmorton | Phyllis E. Throckmorton |
| Aaron James Haymes | Modean Haymes |
| Lawrence Joseph Ebert | Ruth M. Ebert |
| Milford L. Bastion | Rosalie M. Bastion |
| Lawrence W. Long | Elizabeth Long |
| Carver Louis Haralson | Georgia E. Haralson |
| Paul L. Minick | Betty Jo Minick |
| Pat W. Devlin | Norma F. Devlin |
| Ted P. Johnson | Alma F. Johnson |
| Freeman P. Chandler | Thelma F. Chandler |
| William Earl Wright, Jr. | Barbara J. Wright |
| Ted Mitchell Fortner | Sue H. Fortner |
| Lyle W. Jordan | Marie M. Jordan |
| Carl Moody | |
| Lonnie A. Perkins | Sarah C. Perkins |
| Frederick V. Newland | Helen N. Newland |
| Donald L. Larson | Maureen D. Larson |
| Elmer Ernest Porath | Virginia L. Porath |
| James A. Bliss | Shirley C. Bliss |
| Billy G. Butler | Ruth E. Butler |
| Myrlen E. Dixon | Charline A. Dixon |
| Gary Dean Fett | Marian Alice Fett |
| Boyd L. Hall | Wanda B. Hall |

(Continued Next Page)



690-12
Continued

The Owners of all Lots in
Frontier Gardens, Third
Filing, City of Cheyenne,
Laramie County, Wyoming

ADOPTION AND AMENDMENT OF
PROTECTIVE COVENANTS AS SUCH
PERTAIN TO OR AFFECT FRONTIER
GARDENS, THIRD FILING

To

The Public

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, owners of lots or parts of lots lying in Frontier Gardens, Third Filing, an Addition to the City of Cheyenne, do hereby agree, provide and declare that the Declaration of Protective Covenants pertaining to said Frontier Gardens, Third Filing, recorded August 21, 1956, in the Office of the County Clerk of Laramie County, in Book 601 at Pages 280/84, shall be, and is hereby, amended as of the following September 15, 1960, the Amendment being a change of paragraph C-5, to read:

"C-5. No dwelling shall be erected or placed on any lot in Frontier Gardens, Third Filing, having a width of less than 59 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet."

We further agree, provide and declare jointly and severally, that the above amendment shall be in full force and effect upon and at all times following September 15, 1960; that the same pertains and applies to only Frontier Gardens, Third Filing; and that any requirement contrary to or different than said paragraph C-5 as above set forth shall have no force or effect whatsoever as to said Frontier Gardens, Third Filing.

Signed: Daniel H. Bucher
Brenda J. Bucher

Acknowledged September 24th, 1960 by Daniel H. Bucher and Brenda J. Bucher, husband and wife, before Erma M. Couden, Notary Public, King County, Washington. (Notarial Seal) Commission expires May 3, 1961.

I, Florence G. Peterson, a notary public in and for the County of Laramie, State of Wyoming, do hereby certify:

That upon the 24th day of September, 1960, before me personally appeared each and all of the following persons and also Floyd L. Vosler, and Sol Zuckerman, respectively President and Secretary of Frontier Development Company, said company being the corporation that signed and executed the foregoing instrument entitled ADOPTION AND AMENDMENT OF PROTECTIVE COVENANTS AS SUCH PERTAIN TO OR AFFECT FRONTIER GARDENS, THIRD FILING, to-wit:

- Paul L. Minick and Betty Jo Minick
- Eugene E. Cochran and Verna M. Cochran
- Gary Dean Fett and Marian Alice Fett
- Milford L. Bastion and Rosalie M. Bastion
- Lawrence Joseph Ebert and Ruth M. Ebert
- Ted Mitchell Fortner and Sue H. Fortner
- Aaron James Haymes and Modean Haymes
- Clarence C. McIntosh and Patricia A. McIntosh
- Robert W. Gustafson and Elizabeth M. Gustafson
- Ted P. Johnson and Alma F. Johnson
- James L. Kaohn and Margaret L. Kaohn
- James H. Davis and Ruth Davis
- Albert C. Vosler and Geraldine M. Vosler
- J. B. Morris and Doris M. Morris
- Billy G. Butler and Ruth E. Butler
- LeRoy Hundley and Susan A. Hundley
- Arthur W. Henning and Sara B. Henning
- James Webb Throckmorton and Phyllis E. Throckmorton
- Carver Louis Haralson and Georgia E. Haralson

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Signed: Frontier Development Co. (Corporate Seal)
By: Floyd L. Vosler, President
Sol Zuckerman, Secy.

Harry Poulos

Mary G. Poulos



Office of
COUNTY CLERK and REGISTER OF DEEDS
Laramie County, Wyoming
Cheyenne

September 15, 1960

TO WHOM IT MAY CONCERN:

This is to certify that I have checked the records of this office as of 9:00 A.M. September 15, 1960 and find that the following individuals are all the record owners of Frontier Gardens Third Filing, Laramie County, Wyoming:

Paul L. Minick and Betty Jo Minick
Eugene H. Cochran and Verna M. Cochran
Gary Dean Fett and Marian Alice Fett
Milford L. Bastion and Rosalie M. Bastion
Lawrence Joseph Ebert and Ruth M. Ebert
Ted Mitchell Fortner and Sue H. Fortner
Aaron James Haymes and Modean Haymes
Daniel H. Bucher and Brenda J. Bucher
Clarence C. McIntosh and Patricia A. McIntosh
Robert W. Gustafson and Elizabeth M. Gustafson
Ted P. Johnson and Alma F. Johnson
James L. Kaohn and Margaret L. Kaohn
James H. Davis and Ruth Davis
Albert C. Vosler and Geraldine M. Vosler
J. B. Morris and Doris M. Morris
Billy G. Butler and Ruth E. Butler
LeRoy Hundley and Susan A. Hundley
Arthur W. Henning and Sara E. Henning
James A. Bliss and Shirley C. Bliss
James Webb Throckmorton and Phyllis E. Throckmorton
Carver Louis Haralson and Georgia E. Haralson
Elmer Ernest Porath and Virginia L. Porath
Lauren W. Long and Elizabeth Long
Freeman P. Chandler and Thelma F. Chandler
William Earl Wright, Jr. and Barbara J. Wright
Harry Poulos and Mary G. Poulos
Frederick V. Newland and Helen N. Newland
Myrien E. Dixson and Charline A. Dixson
Carl Moody
Pat W. Devlin and Norma F. Devlin
Lonnie A. Perkins and Sarah C. Perkins
Lyle W. Jordan and Marie M. Jordan
Boyd L. Hall and Wanda B. Hall
The Frontier Development Company, a Wyoming Corporation

(Laramie County Clerk Seal) Signed: Gordon E. Parker
Term Expires First Monday in Year 1963. Deputy County Clerk

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Elmer Ernest Porath and Virginia L. Porath
Lauren W. Long and Elizabeth Long
Freeman P. Chandler and Thelma F. Chandler
William Earl Wright, Jr. and Barbara J. Wright
Harry Poulos and Mary G. Poulos
Frederick V. Newland and Helen N. Newland
Myrlen E. Dixson and Charline A. Dixson
Carl Moody
Pat W. Devlin and Norma F. Devlin
Lonnie A. Perkins and Sarah C. Perkins
Lyle W. Jordan and Marie M. Jordan
Boyd L. Hall and Wanda B. Hall
James A. Bliss and Shirley C. Bliss

I further certify that said officers acknowledged the sealing, signing, and execution of said instrument by said corporation was the free act and deed of said corporation duly authorized and directed by the unanimous vote of the directors of the corporation.

I further certify that each and all of said persons, except Daniel H. Bucher and Brenda J. Busher, separately appeared before me and each separately acknowledged that he, or she, signed, executed and acknowledged said instrument as his, or her free act and deed.

I further certify that the persons who appeared before me are all the persons listed and named in the certificate, preceding this acknowledgment, of Gordon E. Parker, Deputy County Clerk of Laramie County, Wyoming, except said Daniel H. Bucher and Brenda J. Busher.

I further certify that the nature and effect of said instrument was explained in my presence to each and every person who signed, executed and acknowledged the same in my presence; and each and every person freely and voluntarily elected to sign, execute and acknowledge said instrument.

I further certify this instrument consists of page 1, the amendment and declaration, pages 2 and 3, the signatures of the parties who signed, executed and acknowledged this instrument in my presence, page 4 the certificate of Gordon E. Parker, Deputy County Clerk, page 5 the signing, execution and acknowledgment by Daniel H. Bucher and Brenda J. Bucher, in King County, Washington, and pages 6 and 7, this acknowledgment.

My commission expires, June 18, 1963.

Witness my hand and notarial seal, September 24, 1960.

(Notarial Seal)

Signed: Florence G. Peterson,
Notary Public,

Reception No. 915139.

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