



First American Title™

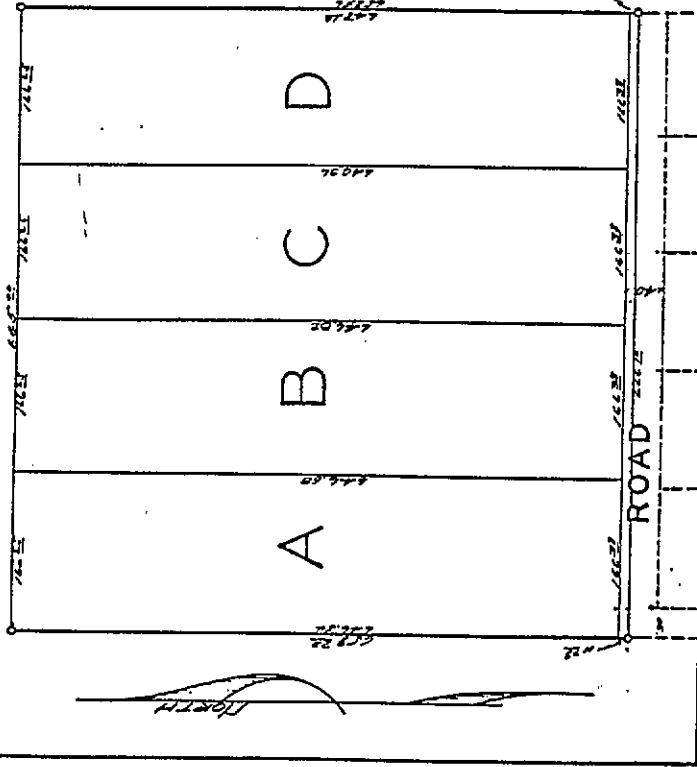
These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.



20

28
38
Dunham
P



DEDICATION

For all map in these records, that George M. Staples, owner in part of the land embraced in this plat, hereby dedicates to the public use of the County of Laramie, Wyoming, the area shown on the plat, together with the right of way and easement thereon, and that the same shall be the use of the public forever all of the words shown herein in italics herein I have hereunto set my hand and seal this 28th day of _____ AD 1938.

George M. Staples

ACKNOWLEDGEMENT

State of Wyoming)
County of Laramie)
On this 28th day of December AD 1938 before me appeared George M. Staples to me personally known to be the individual described in and who created the within and foregoing dedication and acknowledged the said instrument to be his free and voluntary act and deed for the purpose therein mentioned. In witness whereof I have hereunto set my hand and official seal of my office the day and year first above written.

[Signature]
Notary Public
My Commission expires 12-31-41

ENGINEER'S CERTIFICATE

State of Wyoming)
County of Laramie)
I, T. H. Robinson of Cheyenne, Wyoming, hereby certify that this map was made from notes taken during an actual survey made by me in October 1939 and that it correctly represents the lot as marked on the ground by stakes set at all lot corners and that this subdivision complies with all of the provisions of the S.E. 1/4 Section 7, T.137 N., R.60 W., S.19 E.

[Signature]
Engineer

HIGHLAND PARK
SECOND FILING
LARAMIE COUNTY - WYO.
SCALE 1" = 100 FEET

72-1

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the present owners of Tracts A, B and C, Highland Park, Second Filing, situate in Section 5, Township 13 North, Range 66 West, 6th P. M., Laramie County, Wyoming do hereby covenant and agree that all of the premises therein contained are held subject to and with the benefit of all the restrictive condition, covenants, charges and agreements contained in the within Declaration of Protective Covenants.

1. All lots shall be used for residential purposes only. Both single family and multi-family dwellings may be erected on any lot and garages for private use may also be erected.
2. No building shall be located on any residential lot or building plot, nearer than 5 feet to the front lot line nor nearer than 5 feet to the side lines thereof, and a detached garage shall be 20 feet or more from the front lot line.
3. Unlicensed vehicles or parts hereof, shall not be stored on the property.
4. No structure or facility, other than a dwelling constructed in keeping with the covenants herein, shall be used as a residence either temporarily or permanently.
5. No dwelling shall be constructed which shall contain a habitable floor area on the ground floor, exclusive of basements, porches and garages, of less than 900 square feet, except for multi-family units that may have living units with 700 square feet of living area.
6. All structures must be of conventional construction, modular housing with wood siding and shingle roof, or double wides, wood-sided and shingle roof. All structures must be on a permanent foundation.
7. No business, trade or profession shall be carried on upon any lot nor shall any noxious, illegal or offensive activity be carried on upon any lot which may become any annoyance or nuisance to the neighborhood.
8. ENFORCEMENT. 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.
9. SEVERABILITY. Invalidation of any one of these covenants by judgement or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

The foregoing covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded.

Dated this 3rd day of November, 1980.



Owners of record and now owned in fee simple November 3, 1980.
date

Robert F. Deike
Robert F. Deike

Maxine Deike
Maxine Deike

Grier & Leech, Inc.
By Elmer F. Garrett

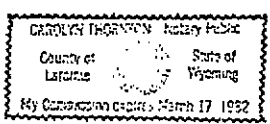


Attest:
Elmer F. Garrett
Secretary

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

On this 3rd day of November, 1980, before me personally appeared Elmer F. Garrett, to me known, who, being by me duly sworn, did say that he is the President of Grier & Leech, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation, and the said instrument is signed and sealed on behalf of said corporation by authority of its board of directors and he acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.



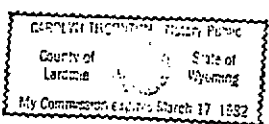
Carolyn Thornton
Notary Public

My commission expires: March 17, 1982

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Robert F. Deike and Maxine Deike, this 3rd day of November, 1980.

Witness my hand and official seal.



Carolyn Thornton
Notary Public

My commission expires: March 17, 1982

BOOK 1147

394