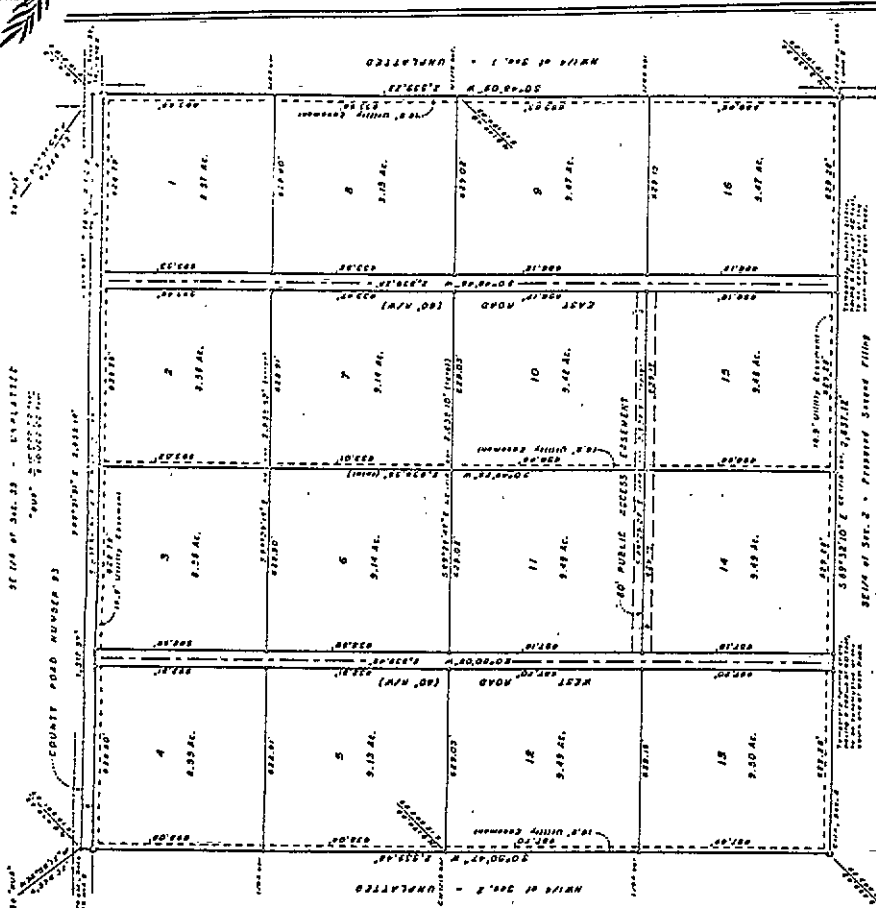




First American Title™

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PLAT OF Hillside South, Ranchettes, First Filing

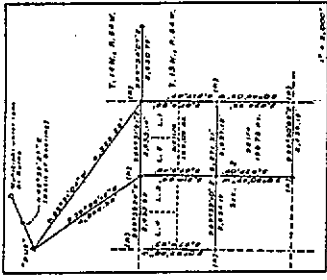
A SUBDIVISION SITUATE IN THE NE1/4 OF SEC. 2,
T. 13 N., R. 64 W., E. 2 P.M.J. LEASARIE COUNTY, WYOMING

100 0 500 1000
SCALE IN FEET
N.T.S. - 1/4" = 100'

A.L. HURDSON - LEAD SURVEYOR
JAN 18 1977
COURT ROAD NUMBER 23
JUL 16 1973

- NOTES**
1. THIS PLAT IS A SUBDIVISION OF THE "HILL" AS SHOWN ON THE RECORD MAP OF THE COUNTY.
 2. DISTANCES SHOWN ON THIS PLAT ARE MEASUREMENTS OF THE SURVEYOR.
 3. INTERIOR CORNERS ARE TO BE ROUNDED OFF BY THE OWNER.
 4. THE PUBLIC ACCESS EASEMENT IS TO BE MAINTAINED AS SHOWN ON THIS PLAT.
 5. EASEMENTS SHOWN ON THIS PLAT ARE TO BE MAINTAINED AS SHOWN ON THIS PLAT.

- LEGEND**
- Limits of this filing (Surveyor)
 - Limits of Public Access Easement
 - Limits of Utility Easement
 - Easement Shaded with Dots
 - U.S.C.P.S. Section, Quarter, and 1/4 Section
 - G.L.C. corner monument shown
 - 1/4 Section
 - 1/4 Section



FILING RECORD

APPROVED BY THE COUNTY ENGINEER
APPROVED BY THE COUNTY COMMISSIONER
APPROVED BY THE COUNTY CLERK

NOTICES

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Surveyor at Cheyenne, Wyoming, this 18th day of January, 1977.

A.L. Hurdson
Surveyor

CERTIFICATE OF SURVEYOR

I, the undersigned, A.L. Hurdson, Surveyor, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as shown to me by the owner of the same, and that the same has been duly recorded in the office of the County Clerk of Leasarie County, Wyoming, this 18th day of January, 1977.

A.L. Hurdson
Surveyor

DEDICATION

I, the undersigned, do hereby dedicate to the public the public access easement shown on the above and foregoing plat, and I do hereby certify that the same has been duly recorded in the office of the County Clerk of Leasarie County, Wyoming, this 18th day of January, 1977.

A.L. Hurdson
Surveyor

ACKNOWLEDGEMENT

I, the undersigned, do hereby acknowledge the above and foregoing plat as a true and correct copy of the original plat as shown to me by the owner of the same, and that the same has been duly recorded in the office of the County Clerk of Leasarie County, Wyoming, this 18th day of January, 1977.

A.L. Hurdson
Surveyor

APPROVALS

APPROVED BY THE COUNTY ENGINEER
APPROVED BY THE COUNTY COMMISSIONER
APPROVED BY THE COUNTY CLERK

APPROVALS

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APPROVED BY THE COUNTY CLERK



RECORDED SEP 12 1977 AT 4:53 O'CLOCK P.M.

453844

Reception No. JANET C. WHITEHEAD, Recorder

DECLARATION OF PROTECTIVE COVENANTS

HILLSDALE SOUTH RANCHETTES

TO

THE PUBLIC:

KNOW ALL MEN BY THESE PRESENTS: That Dexter McGrew, et al, the present owner of the NE $\frac{1}{4}$ of Section 2, Township 13 North, Range 64 West of 6th Principal Meridian, Laramie County, Wyoming, does hereby covenant and agree that Lots 1 through 16, First Filing, Laramie County, Wyoming, shall be subject to protective covenants hereinafter set forth and does further covenant and agree that any subsequent grants or any lot, tract, or parcel of said real property shall be subject to the following covenants and restrictions:

1. No lot shall consist of less than 5 acres (less easements) and dwelling density shall be in conformity with existing zoning.
2. No residence shall be placed on a lot in Hillsdale South Ranchettes which is a basement house and no basement shall be constructed and then covered and used as a residence; any and all buildings constructed on any lot shall be constructed in a good and workmanlike manner.
3. No building shall be erected nearer than fifty (50) feet to any boundary along a street, or so that any part of said building is closer than twenty-five (25) feet to any other boundary lines of each lot.
4. For the purpose of this covenant, eaves, steps, and open porches shall be considered as part of the building.
5. No unsightly stock piles of sand, gravel, or dirt shall be maintained on any lot for a period of more than six (6) months after completion of construction on the lot.
6. Any animal shelter or pen shall be at least one hundred (100) feet from any neighboring dwelling.
7. 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 has 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 lines unless similarly approved.
8. Any structure must be closed in, and exterior finished within six (6) months from date of start of construction. Mobile homes will not be permitted.
9. The Architectural Control Committee shall be composed of the Developer and one owner of record of a lot in Hillsdale South Ranchettes. 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.

BOOK 1100

1686



10. 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 thirty (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.

11. A single family dwelling shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garage of eight hundred fifty (850) square feet, except that where the said principal dwelling is a one and one-half (1½) or two (2) story dwelling, the minimum may be reduced to six hundred (600) square feet of ground floor area, providing that the total living area of the one and one-half (1½) or two (2) floors is not less than eight hundred fifty (850) square feet.

12. Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of a type approved by the State of Wyoming Department of Public Health. No septic tank or field systems shall be nearer than fifty (50) feet to any building plot line except with the consent of the appropriate health officials of the County and State, and no sewage, waste water, trash, garbage or debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the property. No outside toilets or privies shall be permitted upon the premises. All toilet facilities must be a part of the residence, and shall be of a modern flush type and connected with a proper septic tank system.

13. No tract shall be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, etc. Trash, garbage, or other waste shall be kept only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

14. No more than four (4) household pets may be kept on any one tract and no more than four (4) horses shall be kept, raised, or bred on any one tract; not more than twenty-five (25) poultry of any kind may be kept on any one tract. 4-H projects are permitted, but must not be more than one (1) calf or lamb and no swine. All poultry shall be kept penned at all times.

15. No sign of a commercial nature shall be displayed to the public view, except, however, that one sign of not more than thirty-two (32) square feet may be used to advertise the property for sale or rent, or to be used by a building to advertise the property during the construction and sales period.

16. 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 except as necessary in the exercise of mineral rights.

17. Vehicle Parking: Vehicles not in running condition shall not be parked in front of a residence or on a public street. All campers, trailers, boats, and other vehicles must be parked no closer than the front line of the residence, except pickup mounted campers used as a regular means of transportation.

18. All vehicles shall be operated in accordance with the vehicle laws of the County of Laramie, and the State of Wyoming.



19. Enforcement shall be by proceeding at law or in equity, against any person or persons violating or attempting to violate any Covenant, either to restrain violation or recover damages.

20. Invalidation of any one of these Covenants by judgment or court order, shall in no way affect any of the other provisions which shall remain in full force and effect.

21. This Declaration of Protective Covenants shall be construed to be part of the conveyance of any of the premises herein described which may be hereafter executed by any of the parties hereto, or any of their grantees, heirs, executors, successors or assigns without being mentioned therein.

22. Term of Covenants: Shall run with land twenty (20) years and extend automatically except by written and recorded instrument signed by two-thirds (2/3) of the owners then of record, agreeing to change the covenants in part or whole. A plat is attached hereto, marked "Exhibit A", covering the above described real property.

23. No mineral rights will be conveyed.

DATED this 13th day of September, 1977

HILLSDALE SOUTH RANCHETTES

By: Dexter McGrew Sr.
Dexter McGrew, Sr.

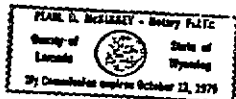
Patricia W. McGrew
Patricia W. McGrew

STATE OF WYOMING }
COUNTY OF LARAMIE } ss.

The foregoing instrument was acknowledged before me this 13th day of September, 1977 by Dexter McGrew, Sr. and Patricia W. McGrew

Witness my hand and official seal.

Paul B. McKinney
Notary Public



123877

BOOK 1100

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