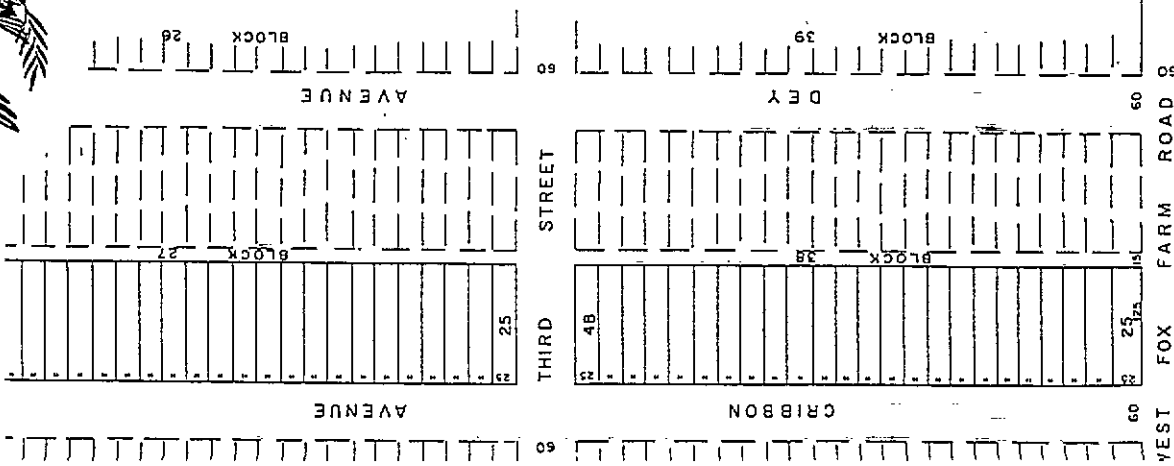




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The State of Wyoming } ss
County of Laramie }

I, T.H. Baldwin of Cheyenne, Wyoming hereby certify that this map was made from notes taken during a retracement survey made under my direction in June, 1960 and that it accurately represents the W 1/2 of Blocks 27 and 38, Interior Heights Addition to the City of Cheyenne, Laramie County, Territory of Wyoming, filed for record at 10:25 A.M., March 3, 1890, in the office of the County Clerk and Ex Officio Registrar of Deeds and recorded in Book No. 1 of Plats on page 46 and 47; and I further certify that said blocks are marked on the ground by iron pipe set at all block corners.

T.H. Baldwin
Wyo. Reg. No. 19

DEDICATION

Know all men by these presents, that Town and Country Builders, Inc., a Wyoming Corporation, owners in fee simple of the land embraced in the W 1/2 of Blocks 27 and 38, Interior Heights Addition to the City of Cheyenne, Laramie County, Wyoming, acting through its Board of Directors, does hereby declare the subdivision of the within described lands, as appears on this plat, to be its free act and deed and in accordance with its desires and does hereby dedicate to the use of the public forever all of the streets and alleys shown hereon, and does hereby authorize and direct its President, Henry O. Kraft and its Secretary, James P. Federer, to execute this dedication.

TOWN AND COUNTRY BUILDERS, INC.

James P. Federer Secretary
Henry O. Kraft President



South Boundary Section 6,
T. 13 N., R. 66 W

The State of Wyoming } ss
County of Laramie }

On this 7th day of June, A.D. 1960, before me, a Notary Public in and for the State of Wyoming, personally appeared Henry O. Kraft and James P. Federer, to me known to be the President and Secretary, respectively, of Town and Country Builders, Inc., and acknowledged that they had executed the within and foregoing dedication and acknowledged said instrument, on behalf of Town and Country Builders, Inc., to be its free act and deed and for the purpose therein mentioned. In Witness Whereof, I have hereunto set my hand and affixed the seal of my office the day and year first above written.

My Commission expires June 14th 1961

Walter H. Stortz
Notary Public
Residing at Cheyenne, Wyoming

APPROVAL

Approved and made a part of the City of Cheyenne by resolution of the City Commission this 7th day of June, A.D., 1960.

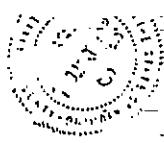
Attest: *James P. Federer*
City Clerk
Walter H. Stortz
Mayor



APPROVAL

Approved by the Board of County Commissioners of Laramie County, Wyoming this 7th day of June, A.D., 1960.

Attest: *John P. Rogers*
County Clerk
Ray Cross
Chairman



W 1/2 of Blocks 27 and 38
INTERIOR HEIGHTS ADDITION
To The
CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING

901354

The State of Wyoming } ss
County of Laramie }
This instrument was filed for record
at the County Clerk's Office, Cheyenne, Wyo., on
the 7th day of June, A.D. 1960, and duly
recorded in Book No. 1 of
Plats on page 46 and 47.

John P. Rogers
County Clerk

June, 1960

Scale 1" = 100'

BOOK 682

RECORDED JUN 18 1950 AT 11:41 CLOCK AM
902774

349

EXCEPTION No. LESTER K. GOFF, RECORDS

DECLARATION OF PROTECTIVE COVENANTS



The undersigned, Gayle Dellinger, being the owner in fee simple of following described property situate in Laramie County, Wyoming, to-wit:

All of Blocks 27 and 38, in Interior Heights Addition to the City of Cheyenne, Laramie County, Wyoming, as described upon a certain plat of Interior Heights, Laramie County, Territory (State) of Wyoming, filed for record March 3, 1890, in the office of the County Clerk and Ex-Officio Register of Deeds, and recorded in Book 1 of Plats, pages 46 and 47.

do hereby make this declaration of protective covenants applicable to all of said described property.

1. No plot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any plot, other than one family dwellings not to exceed two stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed or altered on any plot 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 location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed or altered on any plot nearer to any street than the minimum building set-back line. There shall be no front yard fencing.

3. No dwelling shall be permitted on any plot in which the ground floor area of the main structure, exclusive of one-story porches and garages, shall be less than 800 square feet for a one-story building, or less than 800 square feet of ground floor space for a two story dwelling.

4. No building shall be located on any plot nearer than 25 feet to the front plot line or nearer than 7 feet to any side street line, and no building shall be located nearer than 5 feet to an interior plot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building set-back line. No dwelling shall be located on any interior plot nearer than 25 feet to the rear plot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building; provided however, that this shall not be construed to permit any portion of a building on a plot to encroach upon another plot.

5. No dwelling shall be erected or placed on any plot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any plot having an area of less than 5000 square feet.

6. Easements and/or alloys for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

7. No noxious or offensive activity shall be carried on upon any plot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

8. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any plot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any house trailer be permitted to remain on any plot.

9. No person shall be allowed to keep, breed or raise chickens, turkeys, horses, cows, cattle, sheep or other domestic farm animals on any plot or erect thereon any building designed to house the same. This restriction shall not be construed to prohibit any person from keeping cats, dogs or other household pets on any plot, providing they are not kept, bred or raised for commercial purposes.

RECORDED JUN 18 1950 AT 11:41 CLOCK AM
902774
LARAMIE COUNTY, WYOMING
LESTER K. GOFF, RECORDS

10. The architectural control committee is composed of the following persons:

- John C. Arp,
- Gayle Dellinger,
- Jerry Berger, Jr.



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 their designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then owners of a majority of the plots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or to restore to the committee any of its powers and duties.

11. The committee's approval or disapproval as required by 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.

12. 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 thirty 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 plots has been recorded, agreeing to change said covenants in whole or in part.

13. In the event that anyone shall violate any of these covenants, it shall be lawful for any owner of a plot or plots in the area to maintain an action in Law or Equity against the person or persons so violating the covenants in order to restrain or enjoin the violation thereof.

14. Invalidation of any of these covenants by judgment or court order in no wise affect any of the other provisions, which shall remain in full force and effect.

15. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any plot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any plot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any plot.

16. The entire property described is zoned Residential "A".

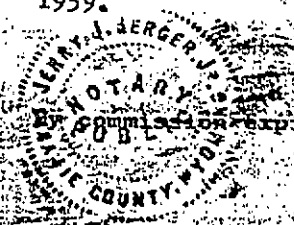
Executed this 15th day of December, A. D. 1959.

Gayle Dellinger

THE STATE OF WYOMING)
County of Laramie)^{ss}

On this 15th day of December, A. D. 1959, before me personally appeared Gayle Dellinger, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Given under my hand and notarial seal this 15th day of December, A. D. 1959.



Henry J. Berger
Notary Public

By Commission Expires June 6, 1961

