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DEDICATION

Know all men by these presents, that Jack LeRoy Langley, Nancy Jane Langley, Francis W. Fitch and Eva M. Fitch, owners in fee simple of the land embraced in this plot, and description of Longview Homesites do hereby declare the subdivision of the within described land to be their free act and deed and in accordance with their desires, and do hereby dedicate to the use of the public forever all of the streets shown thereon.

Witness *Jack LeRoy Langley*
 Witness *Nancy Jane Langley*
 Witness *Francis W. Fitch*
 Witness *Eva M. Fitch*

ACKNOWLEDGEMENT

The State of Wyoming } as
 County of Laramie }

On this 14th day of March, A.D., 1958, before me, a Notary Public in and for the State of Wyoming, personally appeared Jack LeRoy Langley, Nancy Jane Langley, Francis W. Fitch and Eva M. Fitch, to me known to be the persons described in and who executed the foregoing dedication and acknowledged said instrument to be their 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.

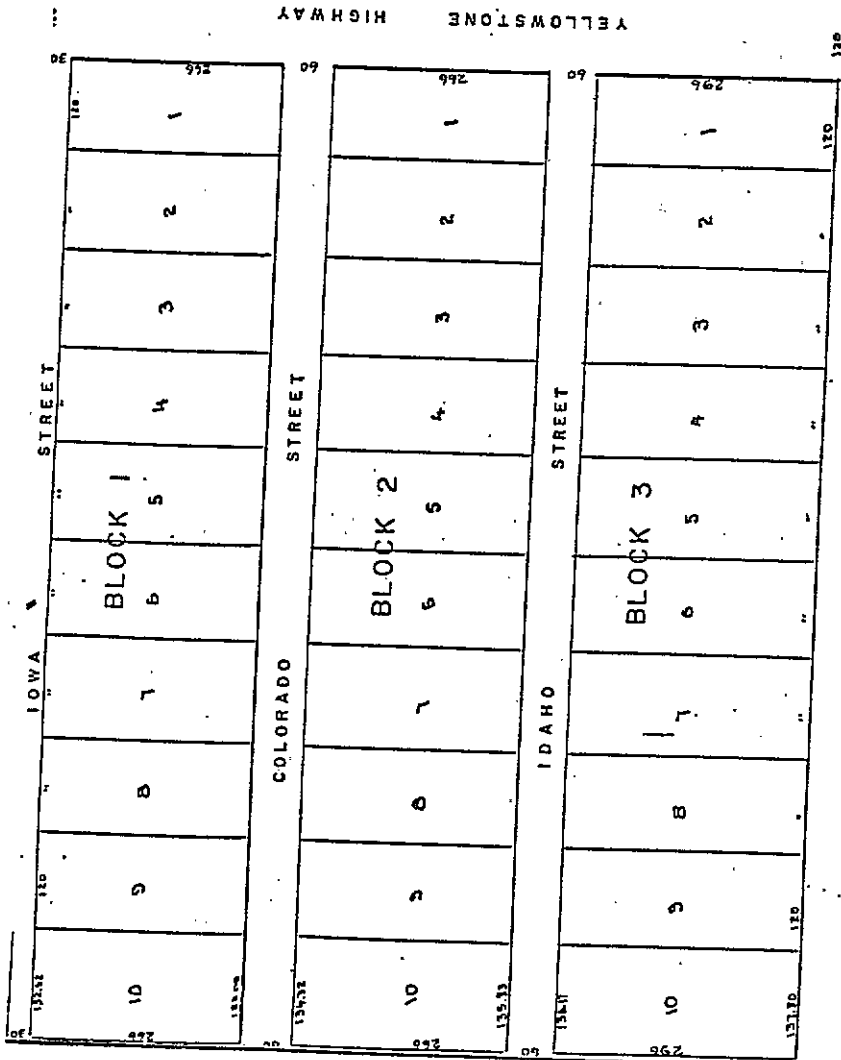
My commission expires March 14th 1961



Jack H. Boldwin
 Notary Public
 Residing at *Cheyenne, Wyo.*

LONGVIEW HOMESITES
 A SUBDIVISION OF TRACTS 3, 4, & 5
 SUNSET TRACTS, 2nd FILING
 LARAMIE COUNTY, WYOMING

Scale 1" = 100' March, 1958



BRUIER

ENGINEER'S CERTIFICATE

The State of Wyoming } as
 County of Laramie }

I, T. H. Baldwin, of Cheyenne, Wyoming, hereby certify that this plat of LONGVIEW HOMESITES was made from notes taken during an actual survey made under my direction in March, 1958; that it shows accurately the Lots, Blocks and Streets as marked on the ground by iron pipe set at each lot corner and that the land embraced in this subdivision is all of Tracts 3, 4, and 5 of Sunset Tracts, 2nd Filing, Laramie County, Wyoming.

T. H. Baldwin
 Engineer
 Cheyenne, Wyoming

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

THE STATE OF WYOMING)
)SS.
COUNTY OF LARAMIE)

Restrictions indicating a preference,
limitation or discrimination based
on race, color, religion sex, handicap,
familial status, or national origin are
hereby deleted to the extent such of
restrictions violate 42 USC 3604(c).

DATED: July 8, 1961
Recorded: July 18, 1961 at 4:23
o'clock p.m.
Book 706, Page 477,
Records of Laramie Co
Wyoming

JACK L. LANGLEY, NANCY J. LANGLEY,
CLAIRE J. BOTT, MARY BOTT,
FRANCIS W. FITCH, EVA M. FITCH
GEORGE W. GIFFORD, FLORENCE A. GIFFORD



TO THE PUBLIC:

DECLARATION OF PROTECTIVE
COVENANTS

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

Longview Homesites, a subdivision of Tracts 3, 4, 5,
Sunset Tracts, Second Filing, Laramie

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

- 1) Declaration of Protective Covenants dated October 20, 1952, and recorded in book 523 at page 472, is rescinded, voided and annulled.
- 2) Declaration of Protective Covenants dated September 30, 1960, and recorded in book 690 at page 165/67 is rescinded, voided and annulled.
- 3) No lot or lots shall be used for any purpose except occupation as a residence, it being the intention of the grantors herein that no stores, apartment houses, hotels, or business houses of any description or character shall be built upon said premises, nor shall any building erected or to be erected on said premises ever be used for such purpose.
- 4) Any building erected upon said premises shall be built and used as a one-family dwelling only, with not more than one two-car garage upon the premises which are occupied by a single family.
- 5) Any and all houses erected upon said premises shall contain not less than 1,200 square feet of main or ground floor area, exclusive of open porches and garages. Houses shall cost no less than \$15,000.00 and shall be built of not less than 20% exterior brick construction.
- 6) All plumbing, sewer and sanitary drainage systems and septic tanks shall be inspected and approved by the County Health Unit prior to occupancy of any dwelling house contemplated by the within Protective Covenants.

CONTINUED:

7) No livestock which may become a nuisance or menace to the health of the community shall be permitted or maintained upon said premises.

8) Any and all buildings erected upon said premises shall be, and be kept, painted, repaired and maintained so that the same shall not become unsightly.

9) 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 the quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevations.

10) The architectural control committee is composed of the following persons: Jack L. Langley, Francis W. Fitch, and Claire J. Bott, 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 covenants. At any time, the then 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 to restore to the committee any of the 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 shall not be required and the related covenants shall be deemed to have been fully complies 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 lots 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 lot or lots 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 way affect any of the other provisions, which shall remain in full force and effect.

Dated this 8th day of July, 1961.

Francis W. Fitch

Jack L. Langley

Eva M. Fitch

Nancy J. Langley

George W. Gifford

Claire J. Bott

Florence A. Gifford

Mary Bott



THE STATE OF WYOMING)
)SS
 COUNTY OF LARAMIE)

On this 8th day of July, 1961, before me personally appeared Jack L. Langley, Nancy J. Langley, Francis W. Fitch, Eva M. Fitch, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Walter C. Urbigkit, Jr.
 Notary Public

Commission expires: August 18, 1964
 Notarial Seal affixed hereto.

THE STATE OF WYOMING)
)SS
 COUNTY OF LARAMIE)

On this 8th day of July 1961, before me personally appeared, Claire J. Bott, Mary Bott, George M. Gifford and Florence A. Gifford, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

August Borino
 Notary Public

Commission expires: March 9, 1965
 Notarial Seal affixed hereto.

