



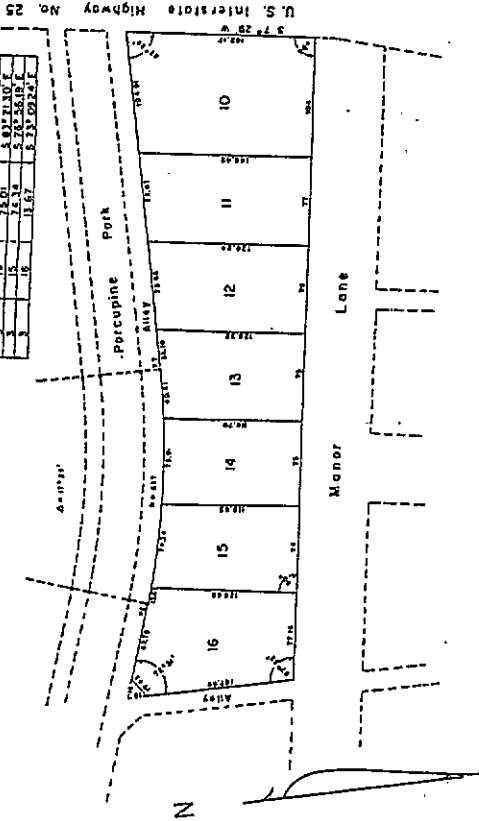
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CROSS REASURES

Block	Lot	Distance	Reading
1	1	40.21	5.871307 E
2	1	74.54	5.871307 E
3	1	116.7	5.871307 E



Know all men by these presents, that James E. Woodson and Marion E. Woodson, owners in fee simple of Block 3, MANEWAU ADDITION, a subdivision of Block 3, Manewaual Addition, in the City of Cheyenne, Wyoming, do hereby dedicate to the public the subdivision of said land to be their first set and deed and in accordance with the provisions of said Act and to the use of the Public forever out of the adjoining streets, alleys and blocks as shown hereon.

Witness: James E. Woodson  
Marion E. Woodson

ACKNOWLEDGEMENT

The State of Wyoming } ss  
 County of Laramie }  
 On this 21st day of March, A. D., 1964, before me, a Notary Public in and for the State of Wyoming, personally appeared James E. Woodson and Marion E. Woodson, who are known to me to be the persons described in the foregoing declaration and who executed the foregoing declaration and acknowledged said declaration to be their free act and deed and for the purpose therein.

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 29, 1964.

Marion E. Woodson  
 Notary Public  
 Residing at Cheyenne, Wyoming

SURVEYOR'S CERTIFICATE

The State of Wyoming } ss  
 County of Laramie }  
 I, Malcolm D. Martin, of Cheyenne, Wyoming, hereby certify that this plat of the RE-SUBDIVISION, PART OF BLOCK THREE, MANEWAU ADDITION, City of Cheyenne, Laramie County, Wyoming, was prepared from notes taken during an actual survey made by me in March, 1964, that I personally the law, as well as the ground by ten inch iron spikes set at all corners and at the P. C. portion of Block Three, and that the land embraced in this plat has been received by instrument recorded in Book 4580 and that the same has been filed in the office of the Laramie County Clerk, Book 4580, page 432, and that the same has been recorded in Book 785 page 432 of the Public Records of Cheyenne, Wyoming. This re-subdivision is a way and dedicated public right-of-way or location of original block boundaries.

Malcolm D. Martin  
 Wyo. Reg. No. 228

RE-SUBDIVISION OF  
 PART OF BLOCK THREE,  
 Manewaual Addition, City of Cheyenne  
 Laramie County, Wyoming  
 State 1" = 50'

March, 1964  
 T. M. Baldwin  
 Consulting Engineer

3163D



The State of Wyoming }  
 County of Laramie }  
 I, T. M. Baldwin,  
 Consulting Engineer,  
 do hereby certify that the  
 above is a true and correct  
 copy of the original  
 as shown to me.

Number 21 John L. Manewal and  
Loretta M. Manewal,  
husband and wife, and  
Louis C. Manewal and Ulys  
Manewal, husband and wife

\* DECLARATION OF PROTECTIVE  
\* COVENANTS

\* Dated May 31, 1958

\* Recorded June 5, 1958 at  
\* 2:08 P.M.

to

630-527/29 The Public

Recites:

KNOW ALL MEN BY THESE PRESENTS: The undersigned, John L. Manewal, Loretta M. Manewal, Louis C. Manewal and Ulys Manewal, being the present owners of all the premises in Manewal Addition, First Filing, an addition to the City of Cheyenne, Laramie County, Wyoming, being a part of Section 24, Township 14 North, Range 67 West of the 6th P.M. do hereby covenant and agree that all of the premises therein contained are held subject to and with the benefit of all the restrictive conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants and they do further hereby covenant and agree that any subsequent grants of any of the said Lots now owned by them shall be subject to the covenants and restrictions hereinafter set forth:

A. RESIDENTIAL COVENANTS: All Lots shall be used for residential purposes only, and no structure shall be erected on any building plot other than a one-family dwelling house and a private garage for not more than two cars, except Lots 1, 2, 3, 10 and 11, Block 1, which may be sold and zoned for business purposes.

B. LOT AREA: No structure shall be erected or placed on any building plot which plot has an area of less than seven thousand (7,000) square feet.

C. ARCHITECTURAL CONTROL AND COMMITTEE: No building shall be erected, placed or altered on any residential building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of John L. Manewal, Louis Manewal and James Woodson, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative shall cease on and after fifteen years from the date of these covenants. Thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

D. BUILDING LOCATION: No building shall be located on any



Recording Authority is hereby  
granted or first block based  
on first filing of this  
family system is hereby  
hereby delivered to the  
residents.

Number 21 residential lot near than twenty-five feet to the front lot  
Continued Line, nor nearer than twelve feet to any side street line. No  
630-527/29 dwelling or other structure on a residential lot shall be located  
near than seven feet to any side lot line. No part of an ash pit  
or incinerator shall be more than ten feet from an alley nor with-  
in sixty feet of a street or road line. The front of any residence  
shall be no farther than forty feet from the front lot line.



E. LOT WIDTH: No residential structure shall be erected or placed on any building plot, which plot has a width of less than sixty-six (66) feet at the front building setback line, and if said plot is on the corner of two intersecting streets, the front shall be the portion facing the street on which the contiguous lots of the block face.

F. NUISANCES, TRADES AND PROFESSIONS: No noxious or offensive activity shall be carried on upon any lot which may be or may become an annoyance or nuisance to the neighborhood, nor shall any trade or profession be conducted in any structure or building located upon a residential lot.

G. TEMPORARY STRUCTURES: No trailer, basement, tent, shack, garage, barn or other building erected in the tract 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.

H. ANIMALS: No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

I. MINIMUM DWELLING SIZE: No one-story dwelling having less than 1,100 square feet of floor surface, exclusive of the basement, shall be permitted on any lot or building lot in the subdivision. No dwelling of more than one-story having less than 1,400 square feet of floor surface, exclusive of the basement, shall be permitted on any lot or building plot in the subdivision.

J. EXTERIOR CONSTRUCTION: At least eighty (80%) of the exterior surface of each house and other structures constructed thereon must be finished in brick, brick veneer or natural stone, and of no other material or any substitute therefor.

K. FENCES: No fence or wall shall be erected or placed on any lot nearer to any street than the minimum building setback line, except in the case of corner lots, in which case the rear area of the lot may have a fence extending to the lot line on the side street.

L. CURBING, GUTTER AND SIDEWALKS: All curbing and gutter shall be according to specifications of the City of Cheyenne. All sidewalks other than those leading to or about a residence shall join the curb and be not less than forty-two inches wide.

M. DRIVEWAYS: All driveways to carports or garages shall be built and located as agreed and specified by the Building Committee. All residential buildings shall be constructed so that all water, plumbing and sewage disposal lines can be connected to City water and sewage disposal lines. The use of water wells for household purposes, and septic tanks shall not be permitted after City sewage disposal lines are constructed within this subdivision. All necessary connections of plumbing and sewage disposal lines to the City facilities shall be made within nine months after said City facilities become available to each individual lot.

O. OIL AND MINING OPERATIONS: No oil drilling, oil development operations of any nature, quarrying 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

Number 21 in any lot. No derrick or other structure designed for use in boring continued for oil or natural gas shall be erected, maintained or permitted upon any lot.

630-527/29

P. COVENANTS AND ENFORCEMENT: 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 fifteen years from the date hereof, or as shall be extended by a majority of the record owners as provided in paragraph C. herein. 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 said violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions herein which shall remain in full force and effect.

Dated May 31, 1958.

Signed: John L. Manewal  
Loretta M. Manewal  
Louis S. Manewal  
Ulys I. Manewal

Acknowledged May 31, 1958 be John L. Manewal, Loretta M. Manewal, Louis C. Manewal and Ulys Manewal as their free act and deed before J. F. Woodson, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires April 3, 1961.



\* \* \* \* \*

Number 22 John L. Manewal and Loretta M. Manewal, husband and wife, and Louis C. Manewal and Ulys Manewal, husband and wife

\* AMENDMENTS TO DECLARATION OF  
\* PROTECTIVE COVENANTS  
\*  
\* Dated July 28, 1958  
\*  
\* Recorded July 28, 1958 at  
\* 9:04 A.M.  
\*  
\*

to

635-203/4 The Public

Recites:

The undersigned, John L. Manewal, Loretta M. Manewal, Louis C. Manewal and Ulys Manewal, being the present owners of all those lands in Manewal Addition, First Filing, an Addition to the City of Cheyenne, Wyoming, do hereby amend the following sections of the Protective Covenants recorded in the office of the County Clerk of Laramie County, Wyoming, in Book 630, pages 527/29, to read as follows:

B. LOT AREA: No structure shall be erected or placed on any building plot which plot has an area of less than 7,000 square feet. All dwellings or other structures erected shall be new construction and no dwelling or other structures shall be moved into this subdivision from another site.

D. BUILDING LOCATION: No building shall be located on any residential lot nearer than 25 feet to the front lot line, nor nearer than 12 feet to any side street line, and in the event a house is turned on a corner lot to face the side street, the setback line on each street shall be a minimum of 25 feet.

E. LOT WIDTH: No residential structure shall be erected or placed on any building plot which plot has a width of less than 66 feet at the front building setback line, excepting Lots 2 through 8 inclusive, Block 6, and Lot 5, Block 2. If said plot is on the corner of two intersecting streets, the front shall be the portion facing the street on which the contiguous lots of the block face. The rear lot width shall be a minimum of 25 feet.

Number 22  
continued  
635-203/4

K. FENCES: No fence, wall or hedge shall be erected or placed on any lot nearer to any street than the minimum building setback line.

N. WATER WELLS, SEPTIC TANKS AND PLUMBING: All septic tanks and individual sewage disposal systems shall be designed and built to comply with the standards and specifications of the Laramie County Health Department, and located upon the property as agreed or specified by the Building Committee. All residential buildings shall be constructed so that all water, plumbing and sewage disposal lines can be connected to City water and sewage disposal lines. The use of water wells for household purposes, and septic tanks shall not be permitted after City sewage disposal lines are constructed within this subdivision. All necessary connections of plumbing and sewage disposal lines to the City facilities shall be made within nine months after said City facilities become available to each individual lot.

P. COVENANTS AND ENFORCEMENT: 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 25 years from the date hereof, or as shall be extended by a majority of the record owners as provided in paragraph C. herein. 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 said violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions herein which shall remain in full force and effect.

Signed: John L. Manewal  
Loretta M. Manewal  
Louis C. Manewal  
Ulys I. Manewal

Acknowledged July 28, 1958 by John L. Manewal, Loretta M. Manewal, Louis C. Manewal and Ulys Manewal as their free act and deed before J. F. Woodson, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires April 3, 1961.

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Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions herein which shall remain in full force and effect.