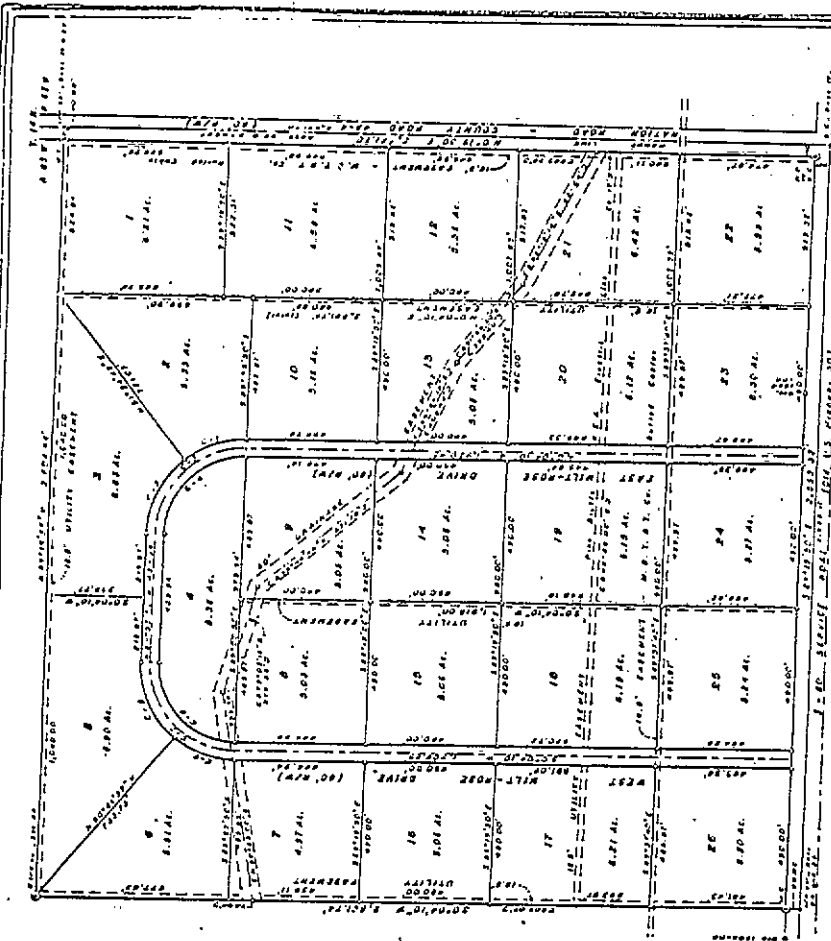




First American Title™

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.



Milt-Rose Ranchettes

A SUBDIVISION SITUATE IN THE SE1/4 OF SEC. 24,
T.14N., R. 63W., 6E.P.M.; LARAMIE COUNTY, WYOMING

AS LAYED OUT BY
AL. AUGUSTA - LAND SURVEYOR
August 1918
Cheyenne, Wyoming
JUNE 21-1910

METRIC CONVERSIONS
ONE FOOT = 0.3048 METERS
ONE INCH = 2.54 CENTIMETERS
ONE SQUARE FOOT = 0.0929 SQUARE METERS
ONE SQUARE INCH = 6.4516 SQUARE CENTIMETERS

CURVE DATA	
STATION	CHORD BEARING
1	112° 00' 00"
2	112° 00' 00"
3	112° 00' 00"
4	112° 00' 00"
5	112° 00' 00"
6	112° 00' 00"
7	112° 00' 00"
8	112° 00' 00"
9	112° 00' 00"
10	112° 00' 00"
11	112° 00' 00"
12	112° 00' 00"
13	112° 00' 00"
14	112° 00' 00"
15	112° 00' 00"
16	112° 00' 00"
17	112° 00' 00"
18	112° 00' 00"
19	112° 00' 00"
20	112° 00' 00"
21	112° 00' 00"
22	112° 00' 00"
23	112° 00' 00"
24	112° 00' 00"
25	112° 00' 00"
26	112° 00' 00"
27	112° 00' 00"
28	112° 00' 00"

NOTES

1. All lots are 1/4 section lots.
2. All lots are 1/4 section lots.
3. All lots are 1/4 section lots.
4. All lots are 1/4 section lots.
5. All lots are 1/4 section lots.
6. All lots are 1/4 section lots.
7. All lots are 1/4 section lots.
8. All lots are 1/4 section lots.
9. All lots are 1/4 section lots.
10. All lots are 1/4 section lots.
11. All lots are 1/4 section lots.
12. All lots are 1/4 section lots.
13. All lots are 1/4 section lots.
14. All lots are 1/4 section lots.
15. All lots are 1/4 section lots.
16. All lots are 1/4 section lots.
17. All lots are 1/4 section lots.
18. All lots are 1/4 section lots.
19. All lots are 1/4 section lots.
20. All lots are 1/4 section lots.
21. All lots are 1/4 section lots.
22. All lots are 1/4 section lots.
23. All lots are 1/4 section lots.
24. All lots are 1/4 section lots.
25. All lots are 1/4 section lots.
26. All lots are 1/4 section lots.
27. All lots are 1/4 section lots.
28. All lots are 1/4 section lots.

NOTICES

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
NO PROPOSED DOMESTIC WATER SUPPLY.

FILING RECORD

FILED IN THE OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING, ON AUGUST 19, 1918, AT 10:30 A.M.

CERTIFICATE OF SURVEYOR

I, the undersigned, being duly sworn, depose and say that the foregoing plat is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

AL. AUGUSTA
LAND SURVEYOR

DEDICATION

BEFORE ME, Notary Public for Wyoming, on this 19th day of August, 1918, personally appeared the undersigned, Al. Augusta, Land Surveyor, who being duly sworn, depose and say that the foregoing plat is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

Witness my hand and the seal of my office at Cheyenne, Wyoming, this 19th day of August, 1918.

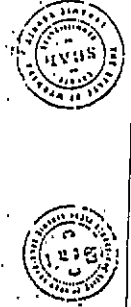
ACKNOWLEDGMENT

I, the undersigned, being duly sworn, depose and say that the foregoing plat is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

AL. AUGUSTA
LAND SURVEYOR

APPROVALS

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 19th day of August, 1918.





RECORDED ^{MAR 9} 1978 AT 10 O'CLOCK P.M.
515375
Reception No. JANET C. WHITEHEAD, Recorder

MILT ROSE RANCHETTES
PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners in fee simple of the following described real property situated in the County of Laramie, State of Wyoming, to wit:

MILT ROSE RANCHETTES is a subdivision embracing all of the following lands described to wit:

The SE $\frac{1}{4}$ of Section 24, Township 14 North, Range 63 West, Sixth Principle Meridian, Laramie, Wyoming. Saving and excepting the East 40 feet and the South 50 feet thereof, containing 154.04 acres, more or less.

Do hereby establish these Protective Covenants for the benefit and protection of said land, and the undersigned, and of each and every person hereinafter acquiring ownership of land herein.

1. ARCHITECTURAL CONTROL: No trailer homes, modular homes, or other structure will be placed within 100 ft., one hundred feet of any road-way or right-of-way fence as south fence on Lots 22-23-24-25-26. All buildings shall be properly constructed as to assure that the wind will not damage. Therefore, all mobile homes must be anchored down and properly skirted within 30 days of moving to permanent location.
2. RESUBDIVISION: No further subdivision of any tract as shown on the plat shall be permitted except on the prior approval of the Architectural Control Committee and the Board of County Commissioners for the county within which such tract is located.
3. EASEMENTS: There shall be an easement for the installation, operation and maintenance of utilities twenty feet in width along, adjacent to and parallel to all property lines; and there shall also be easements wherever the same shall be delineated or where the same are in place.
4. A TEMPORARY RESIDENCE: No structure of a temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, except that one trailer, tent or pickup camper may occupy a lot for a period not to exceed three months during any calendar year. The location thereof shall be subject to designation by the Architectural Control Committee.
5. WATER: All water, wells and sewage disposal systems placed upon any lot shall comply with the requirements of the State Health Department and the County Health Department of the county and state within which it is located.
6. PRIVATE AUTOMOBILES: No inoperative private automobiles, machines or rubbish shall be placed and/or allowed to remain on any lot for more than thirty (30) days, unless properly stored.
7. NUISANCE: Nothing shall be done or permitted on any tract which is or may become annoying or a nuisance to the neighborhood. No obnoxious or offensive activities or commercial business or trade shall be carried on upon any tract except professional offices such as that of a doctor, lawyer, dentist or engineer may be maintained within the main dwelling upon the specific approval of the Architectural Control Committee.



8. REFUSE AND RUBBISH: Rubbish, garbage and other wastes shall be kept and disposed of in a sanitary manner. No tract or easement shall be used or maintained as a dumping ground for rubbish unless so delineated as such on the plat. All containers or other refuse shall be kept in a neat, clean sanitary condition. Burning of trash shall be permitted only in containers designated for that purpose at such time of the year as it shall not constitute a fire hazard. All burning and/or rubbish or refuse disposal shall be in compliance with applicable governmental regulations which may require permits or permission from applicable agencies.

9. ROADS: All roads shall be considered as private roads for the private use of the owners of the tracts comprising the subdivisions. Run-off shall not be appreciably altered.

10. MINING AND EXPLORATION: No commercial mineral extraction of any kind shall be permitted and no oil or gas exploration or drilling shall be permitted, nor shall any quarrying of sand or gravel removal be allowed.

11. HUNTING AND FIREARMS: No hunting shall be permitted and no firearms shall be discharged on the property except for shotguns and .22 caliber weapons. Extreme care must be exercised with the use of any firearms and the use of firearms must be only during daylight hours. Firing shall be in such a manner that spent ammunition shall not be projected outside of the owner's property.

12. FENCES: Under no circumstances shall a fence be installed unless its location on the lot and the materials from which it is to be constructed are approved by the Architectural Control Committee. Permission to construct or alter a fence shall not be considered to be a waiver of this covenant.

13. ANIMALS: Commonly accepted domestic household pets and horses may be kept, provided they are not a nuisance to adjoining property owners. Dogs may be kept on the premises so long as they are securely confined in an enclosure such as a pen, restricted by a suitable leash or chain or rope, have been properly trained and are at all times within the control of the owner under voice command and are not running at large. Under no circumstances will any owners be allowed to raise pigs for personal or commercial use. Any and all other animals or poultry must be approved on an individual basis by the members of the Architectural Control Committee.

Maintenance of horses and pets upon the premises shall be upon the following conditions:

(1) The premises shall be maintained in a clean and sanitary condition.

(2) The premises shall not be overgrazed nor the character of the premises changed or destroyed. The animals shall be maintained in a good and husbandlike manner.

(3) The animals shall not be permitted to run at large and must be strictly confined to the owner's property by a legal fence.

(4) The Architectural Control Committee may in their discretion, and from time to time, interpret this provision, determine if the provisions hereof are being complied with, and enforce or cause the enforcement hereof.

14. ENFORCEMENT: Enforcement of these covenants shall be by appropriate proceedings at law or in equity against those persons violating or attempting to violate any covenant or covenants. Such judicial proceedings shall be for the purpose of removing a violation, restraining a future violation, for the recovery of any damages for any violations, for the recovery of assessments due the association, or for such other and further relief as may be available.



15. STATE OF PROPERTY REPAIR AND FAILURE TO MAKE REPAIRS: All property owners, for the benefit of the general public, must keep their property in a sound state of repair which is complimentary to the area and in equal or better repair than adjacent properties. Any owner of property who in the opinion of the Architectural Control Committee, does not keep his property and improvements thereon in a sound state of repair, said Committee may give notice to the property owner in writing listing the specific improvements to be made and recommending that said property and improvements be brought up to a good state of repair.

16. SEVERABILITY: In the event that anyone or more of these covenants shall be invalid or of no force or effect by any court, the remaining covenants shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed these Protective Covenants for Milt Rose Ranchettes this 11 day of April, 1977.

MILT ROSE RANCHETTES

By MR. Mordahl
General Partner

and
By Naomi I. Mordahl
General Partner

STATE OF WYOMING)
)
COUNTY OF LARAMIE)

The foregoing instrument was subscribed and sworn to before me this 11 day of April, 1977, by C. C. K. Mordahl General Partner of Milt Rose Ranchettes.
Notary Public

WITNESS my hand and official seal.

My commission expires _____

Arthur L. Garfield
Notary Public

Arthur L. Garfield - Notary Public
COUNTY OF LARAMIE STATE OF WYOMING
My commission expires May 29, 1979