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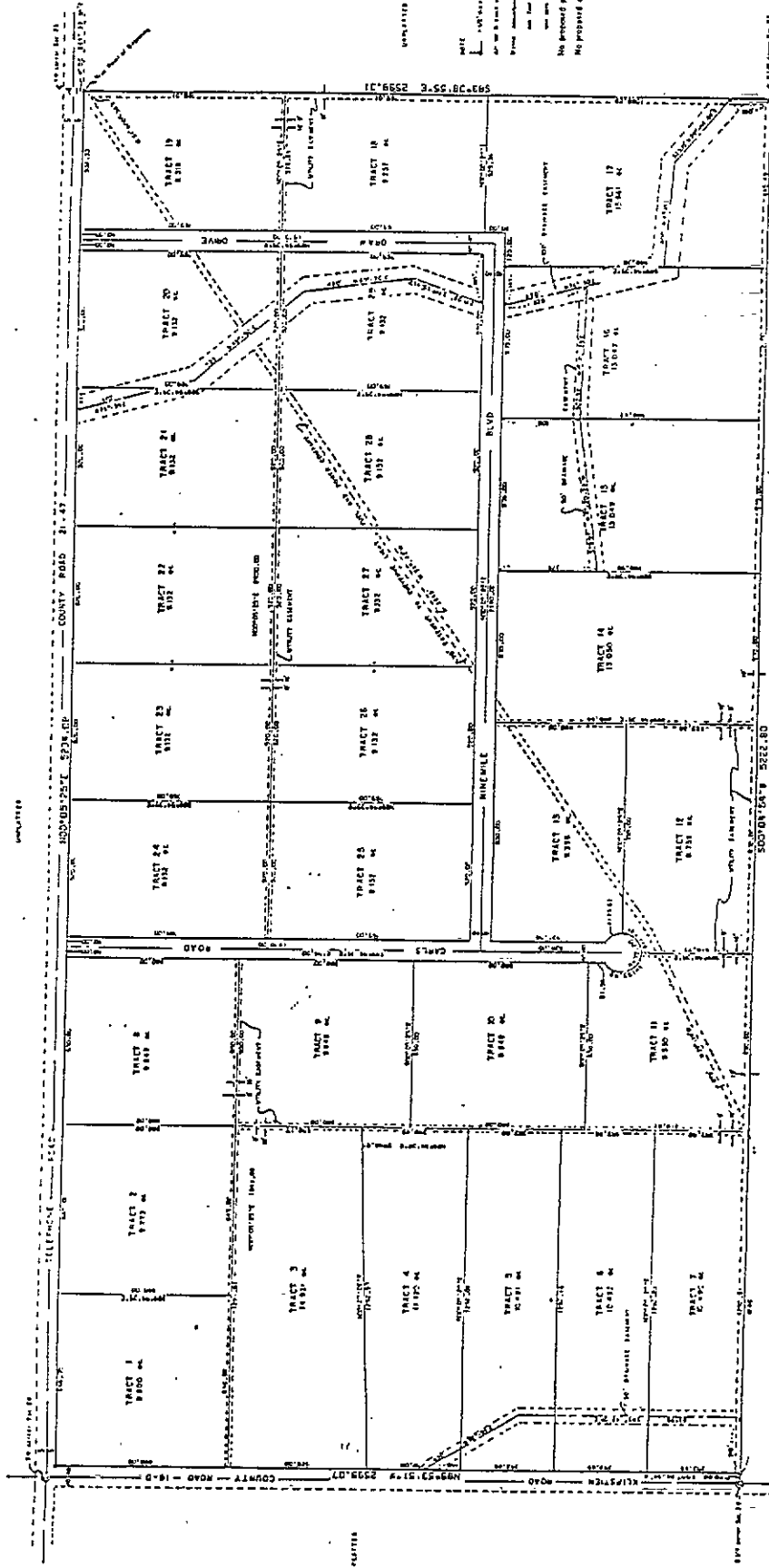
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FINAL PLAT

NORTHLAND RANCHETTES

WEST 1/2, SECTION 28, T.15 N., R. 67 W., 6th P.M.
LARAMIE CO., WYOMING



APPROVALS

[Signatures]

REPRESENTATIVE

[Signature]

RESPONSEMENT

[Signature]

CERTIFICATE OF SURVEYOR

[Signature]

WITNESSED BY: M. L. WYSELL & ASSOCIATES, INC.

NOTARY PUBLIC

[Signature]

16-6652 3-55-BC-565

RECORDED 11 9 1980 AT 149 O'CLOCK P.M.

580722

THE STATE OF WYOMING
COUNTY OF LARAMIE

Reception No. JANET C. WHITEHEAD, Recorder
} ss.



CARL L. FEDERER AND BEVERLY M. FEDERER
D/B/A NORTHLAND RANCHETTES

TO THE PUBLIC:

DATE: June 7, 1980

DECLARATION OF PROTECTIVE COVENANTS

Re: Northland Ranchettes

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

A tract of land situate in the West 1/2 of Section 28, Township 15 North, Range 67 West of the 6th P.M., beginning at the NW corner of said Section 28; thence S89°38'55"E and along the North line of said Section 28 a distance of 40.00 feet to a point on the East right-of-way line of County Road 21-47 also being the True Point of Beginning; thence continuing S89°38'55"E and along the North line of said Section 28 a distance of 2598.31 feet to the N 1/4 corner of said Section 28; thence S00°04'54"W and along the North-South centerline of said Section 28 a distance of 5222.80 feet to a point on the North right-of-way line of County Road 16-D said point being 40.00 feet North of the S 1/4 corner of said Section 28; thence N89°53'51"W and along the North right-of-way line of said County Road 16-D and parallel to the South line of said Section 28 a distance 2599.07 feet to a point on the East right-of-way line of said County Road 21-47, also being 40.00 feet East of the West line of said Section 28; thence N00°05'25"E along the East right-of-way line of said County Road 21-47 and parallel to the West line of said Section 28 a distance of 5234.08 feet to the True Point of Beginning; said parcel contains 311.915 acres more or less.

do hereby make this Declaration of Protective Covenants applicable to all of the described property.

1. The use of said lands and platted or subdivided portions thereof shall be restricted to a single one or two family dwelling residential use. No structure shall exceed two stories in height and a private garage appurtenant thereto except as is otherwise herein specifically provided with reference to planned unit development for acreages of not less than 10 acres.

2. Architectural Restrictions: Uniform quality of workmanship and materials, harmony or external design with existing structure, and location with respect to topography and finish grade elevations shall be afforded. All

Restrictions of this nature, which are not in violation of any law, ordinance or regulation, shall be enforceable under the provisions of the Wyoming Uniform Residential Land Use Ordinance, Wyoming Statute Title 42, LRC 3604(c).



construction shall be new and no building or buildings may be removed from another location to any site within this subdivision. No wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line.

3. Dwelling Quality and Size: No dwelling shall be permitted on any lot in which the ground floor area of the main structure, exclusive of porch and garage, shall be less than 850 square feet or 650 square feet in a story and one-half structure with 1,000 square feet of finished living area or 650 square feet in a two-story structure with 1,000 square feet of finished living area and all structures shall be constructed with a continuous brick, masonry, concrete or comparable building material in the foundation.

4. Building Locations:

(A) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines required by Laramie County Zoning regulations or as may be restricted by any recorded plat which may be filed for a portion of the area described in and covered by these declarations. In any event, no building shall be located on any lot nearer than 50 feet to the front lot line or nearer than 25 feet to any side lot line except as is otherwise herein provided for a planned unit development. Reverse lots shall afford a 50 foot side yard clearance to the street side.

(B) No building shall be located nearer than 25 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

(C) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building.

5. Nuisances: 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. Occupancy conditions may be considered to be a nuisance to adjacent property in the event that activity adversely affects such adjacent owners resulting from activities of burning, noise, vermin, health hazards, pollution, odors, undesirable animals or their maintenance and insect pests developing as a condition because of the nature of maintenance or care of the property.

6. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage and disposal of such material shall be maintained in a clean and sanitary condition. Removal of such refuse from the premises shall be accomplished at intervals of not less than once each month. No individual water supply system or sewage waste disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with requirements,



standards and recommendations of the Wyoming State Department of Public Health and Laramie County Zoning requirements.

7. Maintenance of Surface: Earth or gravel shall not be removed from the surface of the premises except for improvement or leveling on the tract involved. Landfill shall be earth only and shall exclude trash, refuse, junk, construction debris or similar materials. Stable conditions of the soil and vegetation shall not be destructively destroyed or disturbed nor shall the surface drainage patterns be changed except in a fully engineered manner which will provide adequate recognition of soil conservation requirements. All damage to soil and vegetation shall be immediately restored to a stable condition.

8. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, except that during the period of construction of a permanent residence on the premises that there may be erection of temporary facilities. Such facilities shall be limited to a single period of six months beginning with the first day of erection, on-site location, or the exterior storage of materials to be utilized for permanent facility construction and ending with final removal and cleanup of all such temporary facilities.

9. Parking of Vehicles: No vehicle, other than a vehicle that is owned by the owner or lessee of the lot and that does not have a current Wyoming vehicle registration, shall be kept or stored on the premises. Vehicles which are not in running condition or in a state of disrepair shall not be parked on any street or roadway, or in any parking area or otherwise in front of any residence. Any vehicle which appears to be abandoned shall be deemed to be an offensive activity and a nuisance as provided by Section 5 of these covenants. All other vehicles such as trailers, campers, boats and buses shall not be parked or stored in front of any residence or on any street or roadway for a period in excess of seventy-two (72) hours.

10. Signs: No sign of any kind shall be displayed to the public view of any lot except one sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. Livestock and Poultry: Commercial animal husbandry shall not be practiced in any form. Any domestic animal and household pets owned by occupants or owners of any portions of said lands, shall be kept confined within owned or occupied premises. No more than three dogs or three cats or a total of three of either of such animals shall be kept and maintained as part of any single household within this area. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.



No swine shall be permitted hereon, except one pig as a 4-H or FFA project with such latter right to continue only so long as a general subdivision of the described tract has not been accomplished.

The possession of animals other than small household pets such as cats and dogs shall be restricted to acreages in excess of 9 acres and provided that in such cases of the larger animals, such as cows and horses, such animals shall be annually restricted to periods of grazing upon the premises of not more than one animal unit per month for each acre included within the owned tract whether or not supplementary feeding is afforded, and further provided that in no event shall any grazing by any animals be permitted which shall be in violation of prior paragraphs of these declarations regarding maintenance of stable condition of the soil and vegetation and avoidance of the creation of nuisances.

12. Subdivision Limitation and Planned Unit Development: No lot shall be subdivided. All plans and specifications for buildings to be constructed on any site shall be submitted to an Architectural Control Committee to be composed of Carl L. Federer and Beverly M. Federer. 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 its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record 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 restore it to any of its powers and duties.

13. No mobil home shall be converted to a permanent dwelling on any site without the approval of the Architectural Control Committee.

14. There shall be no hunting or use of firearms on any site on the above described property.

15. Term: 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 (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten (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.

16. Enforcement: In the event that any person shall violate any of these covenants, it shall be lawful for any owner of any lot or lots in the area or adjacent to the area to maintain an action in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages, and in addition, to recover from the party so violating such protective covenants reasonable attorney's fees required in the proceedings either to enjoin violation or for the recovery of the damages.



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

DATED this 7th day of June, 1980.

NORTHLAND RANCHETTES

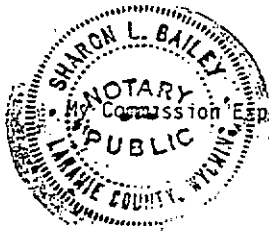
By:

Carl L. Federer
Carl L. Federer

Beverly M. Federer
Beverly M. Federer

STATE OF WYOMING)
COUNTY OF LARAMIE) ss.

The foregoing instrument was acknowledge before me this 7th day of June, 1980, by CARL L. FEDERER and BEVERLY M. FEDERER.



Sharon L. Bailey
Notary Public