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RECORDED FEB 10 1969 AT 10:39 O'CLOCK AM  
DECLARATION OF PROTECTIVE COVENANTS  
RECEPTION NO. 165740 JOHN D. HUISMAN, Recorder  
PROJECT N

BOOK 886

(PLAT ~~attached~~ - OFFICE OF COUNTY CLERK, LARAMIE COUNTY, WYOMING)

KNOW ALL MEN BY THESE PRESENTS: The undersigned being the present owners of Project N, in Laramie County, Wyoming, being:

Part of Section 1, Township 14 North, Range 67 West of the 6th P.M. in Laramie County, Wyoming, LESS - A tract of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 1, Township 14 North, Range 67 West of the 6th P.M., in Laramie County, Wyoming, containing 4 acres, more or less, and being more particularly described as follows: Beginning at a point on the east-west centerline of Said Section 1, a distance of 80 feet west of the E $\frac{1}{4}$  corner of said Section 1, which point is at the intersection of said east-west centerline and the west R/W line of County Road No. 72; thence West, along the south boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , a distance of 1206.72 feet to a point; thence N 0°06.5' E, parallel to the west boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , a distance of 144.13 feet to a point; thence East, parallel to the south boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , a distance of 1209.14 feet to a point on the west R/W line of County Road No. 72 (Old Yellowstone Highway); thence S 0°06.5' W, along the west R/W line of said County Road No. 72, parallel to the east boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , a distance of 144.13 feet to the point of beginning; and LESS - a portion of the E $\frac{1}{4}$ NE $\frac{1}{4}$  Section 1, Township 14 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, containing 20 acres, more or less, and being more particularly described as follows: Beginning at a point on the east boundary of said Section 1, which point is 144.13 feet north from the E $\frac{1}{4}$  corner of said Section 1; thence S 89°39' W, parallel to the east-west centerline of said Section 1, a distance of 1329.14 feet to a point on the West boundary of said E $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence N 0°12' W, along the west boundary of said E $\frac{1}{4}$ NE $\frac{1}{4}$ , a distance of 655.15 feet to a point; thence N 89°39' E, parallel to the east-west centerline of said Section 1, a distance of 1330.48 feet to a point on the east boundary of said Section 1; thence S 0°04' E, a distance of 655.15 feet to the point of beginning. The east 80 feet and the West 40 feet of the above described land is public road right-of-way, being Old Yellowstone Road (U.S. Highway 85-87) and Buckbrush Road (as platted in Rustic Acres), respectively, LESS - All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 14 N., Range 67 W. of the 6th P.M., Laramie County, Wyoming, described by metes and bounds as follows: Beginning at a point on the westerly right-of-way boundary of presently existing Yellowstone Highway which point bears northerly a distance of 799.3 feet and westerly a distance of 80 feet from the east quarter corner of said Section 1; thence westerly along a line parallel to the east-west centerline of said Section 1, a distance of 15.0 feet; thence northerly, along a line parallel to said westerly right-of-way boundary a distance of 400 feet; thence easterly along a line normal to said westerly right-of-way boundary, a distance of 15.0 feet, more or less, to a point on said westerly right-of-way boundary; thence southerly, along said westerly right-of-way boundary a distance of 400.0 feet, more or less, to the point of beginning, containing 0.1 acres, more or less,

do hereby covenant and agree that all of the premises herein contained are subject to and with the benefits of all the restrictive conditions, covenants, changes and agreements contained in the within Declaration of Protective Covenants, and they do hereby further covenant and agree that any subsequent grants of any of the lots now owned by them shall be subject to the covenants and restrictions hereinafter set forth.



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1. The primary purpose of Project N is the development of a community where-by families can have areas large enough to develop equine skills in pleasant surroundings and modern homes with neighbors of similar interests.
2. All dwellings on any lot shall be built by the H and H Construction Company Inc., a Wyoming Corporation or its designee.
3. The only buildings on any lot besides dwellings shall be barns, barn garage combinations or barn garage shop combinations.
4. All lots shall be for residential purposes only excepting Lot #1 (one) which is reserved by the undersigned for commercial purposes.
5. There shall be only one (1) single family dwelling on each lot excepting Lot #1 (one) unless approved by developer in writing in which case, there may be more than one (1) dwelling on each lot.
6. There shall be no commercial property, ventures or signs of any kind excepting on Lot #1 (one) which is reserved by the developer for commercial purposes.
7. There shall be no unlicensed or abandoned cars and no unlicensed, abandoned trucks and no abandoned machinery of any type, parked, abandoned, or placed on any lot.
8. Fencing between lots shall be of corral log type fencing. No barbed wire shall be allowed, excepting on the back of lots. It is requested by the developer that any wire on the back of lots be of the smooth type for protection of animals. Electric fencing is allowed for grazing control purposes.
9. No animals or poultry of any kind shall be bred, or raised or kept or maintained, except that horses, cattle and ordinary household pets may be raised, kept and maintained.
10. No dwelling shall be constructed which shall contain a habitable floor area (exclusive of basement, porches and garages, but including the lower level of any tri-level or split level which may be built on the lots in this area provided such lower level, or the portion thereof included in the 1400 square foot requirement, actually is a habitable living area) of less than 1400 square feet. At least thirty per cent (30%) of the outer wall surface (exclusive of foundations, and gables and windows and door openings) of all dwellings and garages shall be constructed of brick, stone, concrete blocks or wider blocks or combinations thereof or veneer thereof; except that such dwellings of more than one story may be constructed using any satisfactory material in the construction of the upper story or stories of said buildings.
11. Only outbuildings of design and plans approved by the developer in writing shall be erected, moved on to or built on any lot.
12. There shall be no storage of materials, machinery or building equipment on any lot unless it is stored or placed in barn, garage or barn garage shop combination buildings. The only exception being material, machinery or equipment that will be used on owners dwelling or out buildings within a six month period.
13. There shall be no house trailers or storage trailers parked or stored on any property. Horse trailers, camping trailers, pickup campers or utility trailers are not considered as house trailers. The only exception will be storage trailers used by the developer in building the dwellings in the area.
14. None of the existing trees shall be removed from any lot without written consent of the developer.



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15. Every effort shall be made by purchasers of Lots to maintain the natural contours and drainage of the areas as is. All major changes of contours and grading shall be approved by developer, in writing, before proceeding with same.
16. Any horse breeding shall be done in specially designed corrals and any owners of stallions shall take precautions that stallions shall be kept in specially designed corrals for the protection of the stallion itself and other horse owners.
17. There shall be no egress or ingress from or to any lot excepting on roads provided or approved by developer in writing.
18. The location of corrals, barns and training areas in relation to dwellings on each lot shall be approved in writing by developer before building, or proceeding with construction of same.
19. All financing of dwelling mortgages shall be done with the Cheyenne National Bank, a Corporation of the United States of America, or an agency approved by the developer.
20. Mining or mineral prospecting and discovery and development is forbidden.
21. No noxious, illegal or offensive activity shall be carried on which may become an annoyance or nuisance to the neighborhood.
22. 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 violation or to recover damages.
23. Invalidation of any 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.
24. 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 twenty-five years from the date that these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten 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 part.

Dated this 7 day of November, 1968.

H & H CONSTRUCTION COMPANY  
a Wyoming Corporation

By: Paul A. Hansen  
Paul A. Hansen

Its: President

