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**DEDICATION**

Know all men by these presents that See-Jar Enterprises, Inc., High Plains Engineering and Development, Inc., and Edvard C. Fry, do hereby dedicate to the public the lands and easements shown on this plat of Ranch Home Estates as herein set forth, and do hereby declare that this plat is to bear full force and effect and shall be in accordance with their desires and do hereby dedicate to the public forever the roads and easements shown on this plat for the purposes indicated.

*See-Jar Enterprises, Inc.*  
 President  
*High Plains Engineering and Development, Inc.*  
 President  
 Edvard C. Fry  
 Secretary

**ACKNOWLEDGEMENTS**

The foregoing instrument was acknowledged before me by See-Jar Enterprises, Inc., Tom Scott - President and Edvard C. Fry, Secretary on the 22nd day of May, 1978, at my office and official seal.

*Edvard C. Fry*  
 Notary Public

The foregoing instrument was acknowledged before me by High Plains Engineering and Development, Inc., Paul P. Brouse - President and John L. Anderson - Secretary on the 22nd day of May, 1978, at my office and official seal.

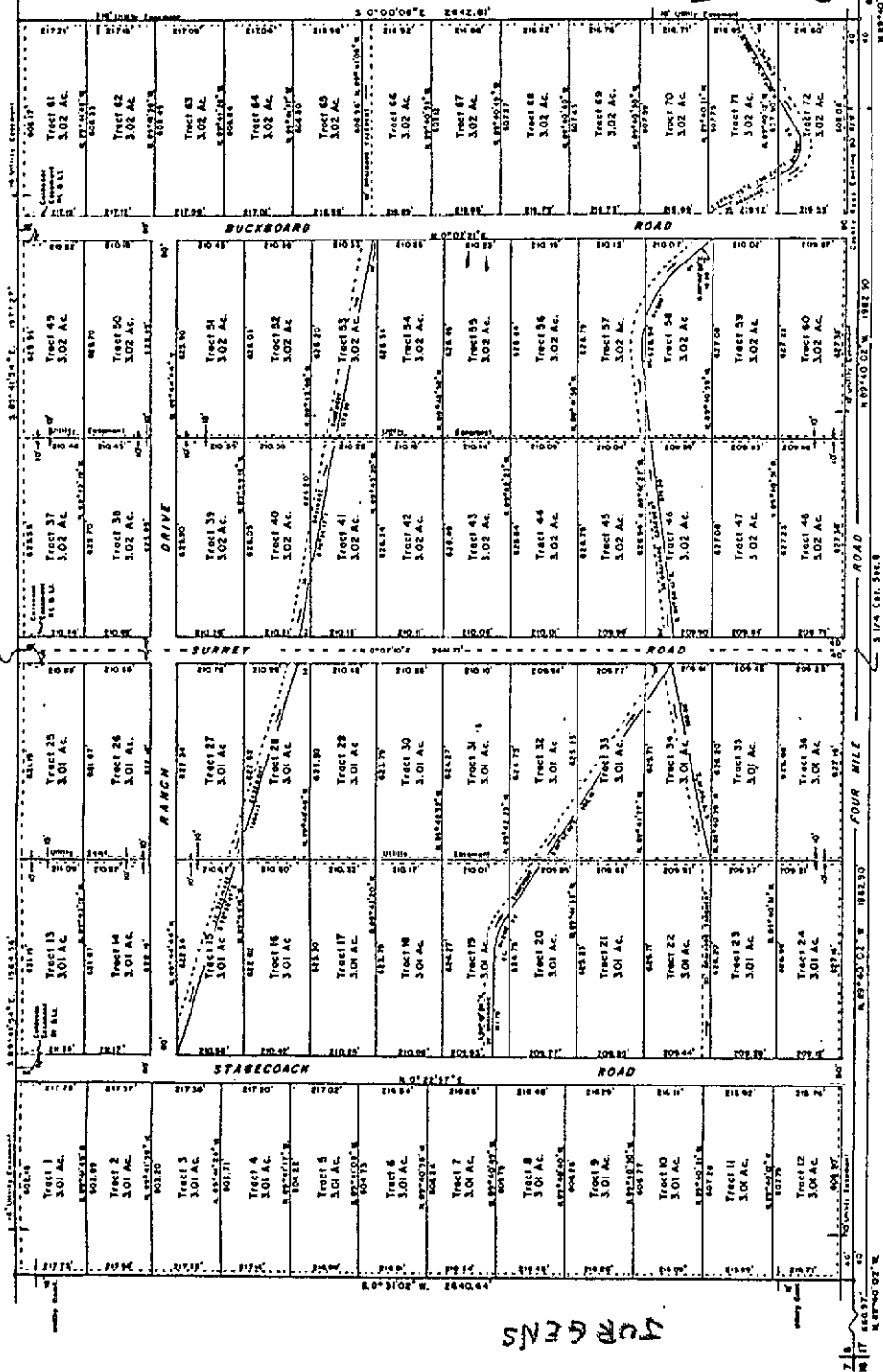
*Paul P. Brouse*  
 Notary Public

**BEARING NOTE**

The bearings and distances shown on this plat were obtained by the use of a surveying instrument of known accuracy and were checked by the Surveyor on the 22nd day of May, 1978.

*FMS*

*High Plains*



**APPROVALS**

Approved by the City of Laramie - Laramie County Regional Planning Commission this 22nd day of May, 1978.  
 Attest: *Paul P. Brouse*  
 Secretary

**CERTIFICATE OF SURVEYOR**

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 22nd day of May, 1978.

**DESCRIPTION**

All that portion of land lying in the E1/2W1/4, E1/2S1/4, W1/2SE1/4 and W1/2SW1/4 of Section 6, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming.

*Ranch Home Est*

*TORGENS*

KNOW ALL MEN BY THESE PRESENTS: The undersigned being owners of the following described property:

Tracts 1 through 72, RANCH HOME ESTATES, being a subdivision of:

- W1/2SE1/4SE1/4; W1/2NE1/4SE1/4;
  - E1/2SW1/4SE1/4; E1/2NW1/4SE1/4;
  - W1/2SW1/4SW1/4; W1/2NW1/4SW1/4;
  - E1/2SE1/4SW1/4; E1/2NE1/4SW1/4;
  - W1/2SE1/4SW1/4; W1/2NE1/4SW1/4;
  - E1/2SW1/4SW1/4; E1/2NW1/4SW1/4;
- of Section 8, T.14N., R. 6S W, of the 6th P.M., Laramie County, Wyoming, excluding all mineral rights



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

1. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building has 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 the Architectural Control Committee, provided, however, that if the approving authority fails to approve or disapprove such plans and specifications within thirty (30) days after same have been submitted, or if no suit to enjoin the erection of such structures has been commenced prior to the completion thereof, such approval shall not be required.

2. The Architectural Control Committee is composed of the following persons: Edward C. Fry, Paul P. Bercich and Jeffrey W. Couch. 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. The members of the Architectural Control Committee may be replaced at any time by majority vote of the then existing owners with one vote being allotted for each tract owned.

3. All tracts shall be used and occupied as a ranchette only and the structure shall be erected on any tract other than one single family dwelling house, private garage for not more than three cars and barn or shed suitable for horses. All buildings placed on any tract shall be constructed thereon new. No structure of a temporary character, trailer, motor home, basement, tent, shack, barracks, garage, barn or other outbuildings shall be used on any tract either temporarily or permanently. This covenant is not intended to prohibit a modular home, located on a permanent foundation and meeting Federal Housing Administration Standards from being placed on a tract. This covenant shall not restrict a building contractor or land developer from maintaining a temporary office, tool shed, lumber shed and/or sales office for the purpose of erecting and selling dwellings. All structures shall be constructed of code approved sound materials in a workmanlike manner. No structure of any kind that has been used in another location shall be moved onto any parcel without the expressed written approval of the Architectural Control Committee.

4. The dwelling shall have a minimum fully enclosed ground floor area devoted to living purposes exclusive of porches, terraces, and garage, of Twelve Hundred (1,200) square feet; except that if said dwelling is a 1-1/2 or 2 story dwelling, the minimum ground floor area may be reduced to Eight Hundred (800) square feet; provided that the total living area of the 1-1/2 or 2 floors is not less than Thirteen Hundred (1,300) square feet. No building shall be erected or permitted to remain on any parcel that is more than two and one-half stories in height. No building shall be located on any parcel within thirty (30) feet of any tract line. Eaves, steps, and porches shall not be considered as a part of a building.

RECORDED IN BOOK 1119 PAGE 1792  
JAN 10 1968  
RECORDED IN BOOK 1119 PAGE 1792  
JAN 10 1968



5. The raising or keeping of livestock for 4-H or recreational purposes, other than poultry or cloven hoof animals, will be permitted provided that the animals are properly controlled to prevent damage to the tract or other properties. The control for horses shall consist of an adequate fence to keep the animals within the tract and penning and feeding facilities so that the native grasses are not over-grazed to the point of loss of ground cover. Complaints of overgrazing, or other damage to the native ground cover, shall be referred to the Architectural Control Committee. If the committee determines that livestock are, in fact, being grazed to the detriment of the ground cover, it can require that the animals be penned and fed until such time as sufficient ground cover has been restored. Dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes. Pets must have the shots required by existing law.

6. All utilities must be underground from the utility easement to the residence or other improvement constructed upon a parcel.

7. No business, trade or profession shall be carried on nor shall any noxious, illegal or offensive activity be carried on which may become an annoyance or nuisance to the neighborhood.

8. In order to achieve and preserve the Ranchette motif, exterior fences constructed along or parallel to and within fifty (50) feet of a dedicated roadway or right-of-way shall be constructed of wooden rails with vertical wooden posts. This does not prohibit the use of wire on the backside of the fence to confine livestock and pets, but wire should be placed to detract as little as possible from the wooden rail effect throughout the subdivision. No colored opaque coating shall be applied to the fence to distract from the natural rustic effect. Other fence types may be used with the written approval of the Architectural Control Committee.

9. No sign of any kind shall be displayed to the public view on any tract except for one sign of not more than five (5) 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.

10. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

11. 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.

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

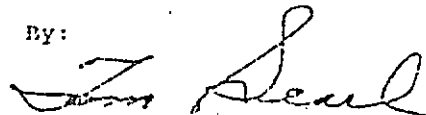
13. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the tracts has been recorded, agreeing to change said covenants in whole or in part.

14. All prior covenants on the premises described herein are rescinded and void.

DATED: 2-20<sup>th</sup>, 1979.

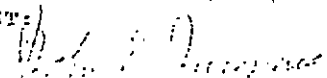
SEA-JUR ENTERPRISES, INC.  
A Wyoming Corporation

By:

  
Tom Searl, President

BOOK 1119

ATTEST:

  
Secretary

1793



Edward C. Fry  
Edward C. Fry

HIGH PLAINS ENGINEERING AND  
DEVELOPMENT, INC.  
A Wyoming Corporation

By:  
Paul Patrick Bercich  
Paul Patrick Bercich, President

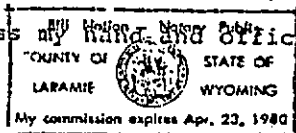
ATTEST:

Janet Anderson  
Secretary

STATE OF WYOMING )  
                          ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 21<sup>st</sup>  
day of FEB, 1979 by Tom Searl, President of Sea-Jur  
Enterprises, Inc., a Wyoming Corporation.

Witness my hand and official seal.

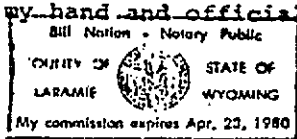


Bill Nelson  
Notary Public

STATE OF WYOMING )  
                          ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 20<sup>th</sup>  
day of FEB, 1979 by Edward C. Fry.

Witness my hand and official seal.

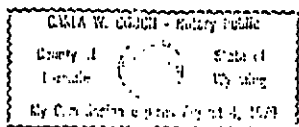


Bill Nelson  
Notary Public

STATE OF WYOMING )  
                          ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 20  
day of February, 1979 by Paul Patrick Bercich, President  
of HIGH PLAINS ENGINEERING and DEVELOPMENT, INC., a Wyoming Corporation.

Witness my hand and official seal.



Carla W. Couch  
Notary Public



RECORDED LN 8 1979 AT 11:51 O'CLOCK AM

531104

Reception No. JANET C. WHITEHEAD, Recorder

AMENDED DECLARATION OF PROTECTIVE COVENANTS

BE IT KNOWN that the undersigned as persons having an interest in Tracts 1 through 72, RANCH HOME ESTATES, Laramie County, Wyoming, do hereby amend paragraph 6 of the Declaration of Protective Covenants dated February 20, 1979 and recorded on February 21, 1979 in Book 1119, Page 1792, in the Office of the Laramie County Clerk as follows:

All utilities except electrical service must be underground from the utility easement to the residence or other improvement constructed upon a parcel.

All other terms and conditions of the Declaration of Protective Covenants dated February 20, 1979 described remain in full force and effect.

DATED: June 1, 1979.

SEA-JUR ENTERPRISES, INC. - A Wyoming Corporation

By:

Tom Searl, President

HIGH PLAINS ENGINEERING AND DEVELOPMENT, INC. - A Wyoming Corporation

By:

Paul Patrick Bercich, President

ATTEST:

Secretary

ATTEST:

Secretary

Charles S. Messenger

Stephen E. Leggers

Paul L. Marron

Mark D. Zeiman Zeimann

Edward C. Fry

Edith K. Messenger

Connie J. Leggers

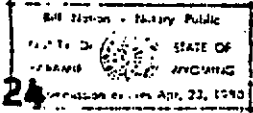
Patricia A. Marron

Kathryn E. Zeiman Zeimann

STATE OF WYOMING ) ) SS ) COUNTY OF LARAMIE )

The above and foregoing instrument was acknowledged before me this day of June, 1979 by Tom Searl, President of Sea-Jur Enterprises, Inc., a Wyoming Corporation.

Witness my hand and official seal.



NOTARY PUBLIC

BOOK 1124

140

Restrictions violating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or sexual orientation hereby detected to the extent such restrictions violate 42 USC 3604(c).



STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 8 day of June, 1979 by Paul Patrick Bercich, President of HIGH PLAINS ENGINEERING and DEVELOPMENT, INC., a Wyoming Corporation.

Witness my hand and official seal.

Linda L. Pritchard  
NOTARY PUBLIC  
LINDA L. PRITCHARD - Notary Public  
Laramie State of Wyoming  
My Commission expires March 3, 1982

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 7 day of June, 1979 by Charles S. Messenger and Edith K. Messenger, husband and wife.

Witness my hand and official seal.

Harold Halverson  
NOTARY PUBLIC  
My Commission Expires Sept 23, 1982

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 7 day of June, 1979 by Stephen E. Leggans and Connie J. Leggans, husband and wife.

Witness my hand and official seal.

Harold Halverson  
NOTARY PUBLIC

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 7 day of June, 1979 by Paul L. Marron and Patricia A. Marron, husband and wife.

Witness my hand and official seal.

Harold Halverson  
NOTARY PUBLIC

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 7 day of June, 1979 by Mark D. Zeiman and Kathryn E. Zeiman, husband and wife.

Witness my hand and official seal.

Bill Nelson  
NOTARY PUBLIC  
Bill Nelson - Notary Public  
County of Laramie State of Wyoming  
My Commission Expires Apr. 23, 1983

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 8 day of June, 1979 by Edward C. Fry.

Witness my hand and official seal.

Linda L. Pritchard  
NOTARY PUBLIC  
LINDA L. PRITCHARD - Notary Public  
County of Laramie State of Wyoming  
My Commission expires March 3, 1982

Linda L. Pritchard  
NOTARY PUBLIC