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Reception No. JANET C. WHITEHEAD, Recorder

DECLARATION OF PROTECTIVE COVENANTS

ROLLING HILLS ESTATES, INC.,
a Wyoming corporation

to

The Public



KNOW ALL MEN BY THESE PRESENTS: That ROLLING HILLS ESTATES, INC., a Wyoming corporation, the present owner of E4, Section 33, Township 14 North, Range 67 West of 6th P.M., Laramie County, Wyoming, does hereby covenant and agree that Lots 5 through 13, Block 3, Lots 11 through 16, Block 5, Lots 1 through 5, Block 7, Lots 1 through 14, Block 8, Lots 1, 2 and 3, Block 9, Rolling Hills Estates, Third Filing, Laramie County, Wyoming, shall be subject to protective covenants hereinafter set forth and said corporation does further covenant and agree that any subsequent grants of any lot, tract or parcel of said real property shall be subject to the following covenants and restrictions:

1. No lot shall consist of less than 1.9 acres and dwelling density shall be in conformity with existing zoning.
2. No residence shall be placed on a lot in Rolling Hills Estates which is a basement house and no basement shall be constructed and then covered and used as a residence; any and all buildings constructed on any lot shall be constructed in a good and workmanlike manner.
3. No building shall be erected nearer than twenty-five (25) feet to any boundary along a street, or so that any part of said building is closer than twenty-five (25) feet to any other boundary lines of each lot.
4. For the purpose of this covenant eaves, steps and open porches shall be considered as part of the building.
5. Any animal shelter or pen shall be at least one hundred (100) feet from any neighboring dwelling.
6. No construction of temporary character, trailer, basement, tent or accessory building shall be used on any lot for a residence temporarily or permanently, except for such use and during the construction phase of the permanent dwelling, not to exceed one (1) year in any event, and then only for one (1) year period, a permit for said trailer must be secured from the Architectural Control Committee.
7. No lot shall be divided, subdivided, split or sold in any manner whatsoever in parcels less than the acreage originally filed.
8. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

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8a. Any structure must be closed in and exterior finished within six (6) months from date of start of construction.

9. The Architectural Control Committee shall be composed of the President and Treasurer of Rolling Hills Estates, Inc., and the owner of record of a lot in Rolling Hills Estates. 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. When there are thirty (30) registered owners of tracts (lots), said owners shall have the right to elect three (3) members to said Committee from among said owners who shall thereafter serve as members of the Committee. A member may be replaced by vote of a majority of tract owners at any time.

10. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days, after plans and speculations have been submitted to it, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

11. A single family dwelling shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garage of six hundred (600) square feet, except that where the said principal dwelling is a one and one-half (1½) or two (2) story dwelling the minimum may be reduced to four hundred (400) square feet of ground floor area, providing that the total living area of the one and one-half (1½) or two (2) floors is not less than nine hundred (900) square feet.

11a. For a multiple family dwelling the following standard minimums shall apply:

1) The minimum ground per structure shall be based on the number of units per structure, for a one-bedroom unit - six hundred (600) square feet, two-bedroom unit - seven hundred fifty (750) square feet, three-bedroom unit - nine hundred (900) square feet. The exception to this rule is that no structure shall be allocated less than fifteen thousand (15,000) square feet.

2) Minimum distance between buildings shall be thirty-five (35) feet, except that accessory buildings shall be allowed to be attached to their intended primary unit.

3) A minimum of two (2) parking spaces per living unit shall be provided.

4) A minimum of twenty-five (25) feet of any multiple family lot shall be retained as open space; said open space shall not include parking spaces.

5) No structure shall exceed 2.5 stories in height.





12. Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of type approved by the State of Wyoming Department of Public Health. No septic tank or field systems shall be nearer than fifty (50) feet to any building plot line except with the consent of the appropriate health officials of the County and State, and no sewage, waste water, trash, garbage or debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the property. No outside toilets or privies shall be permitted upon the premises. All toilet facilities must be a part of the residence and shall be of a modern flush type and connected with a proper septic tank system.

13. No tract shall be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, etc. Trash, garbage or other waste shall be kept only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

14. No more than four (4) household pets may be kept on any one tract and no more than two (2) horses shall be kept, raised or bred on any one tract; not more than fifteen (15) poultry of any kind may be kept on any one tract. 4-H projects per tract are permitted but must not be more than one (1) calf or lamb and no swine. All poultry shall be kept penned at all times and no guineas are permitted.

15. No sign of a commercial nature shall be displayed to the public view, except, however, one sign of not more than thirty-two (32) square feet may be used to advertise the property for sale, or rent, or to be used by a builder to advertise the property during the construction and sales period.

16. 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.

17. No oil drilling, oil development operations, oil refining, 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 in any lot, or derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

18. Home Owners Association: At such time as seventy five (75%) per cent of the total residential sites are sold or under contract, a meeting of all owners shall be called and an association formed and from that time forward the association shall be responsible for the maintenance and operation of all common recreational facilities, enforcement of the covenants, and such other duties as normally are in the scope of such associations.

19. Vehicle Parking: Vehicles not in running condition shall not be parked in front of a residence or on a public street. All campers, trailers, boats and other vehicles must be parked no closer than the front line of the residence, except pickup mounted campers used as a regular means of transportation.

19a. All vehicles shall be operated in accordance with the vehicle laws of the County of Laramie, and State of Wyoming.

20. Enforcement shall be by proceeding at law or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

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

22. This Declaration of Protective Covenants shall be construed to be part of the conveyance of any of the premises herein described which may be hereafter executed by any of the parties hereto or any of their grantees, heirs, executors, successors or assigns without being mentioned therein.

23. Term of Covenants: Shall run with land twenty (20) years and extend automatically except by written and recorded instrument signed by two-thirds (2/3) of the owners then of record, agreeing to change the covenants in part or whole. A plat is attached hereto, marked Exhibit "A", covering the above-described real property.

Dated this 22nd day of November, 1976.

ROLLING HILLS ESTATES, INC.,
a Wyoming corporation

By: Arthur L. Garfield
President

ATTEST:

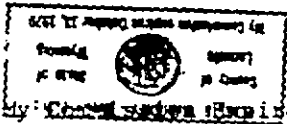
Robert C. McHenry
Asst. Secretary



STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

22nd The foregoing instrument was acknowledged before me this day of November, 1976, by Arthur L. Garfield.

Witness my hand and official seal.



Robert C. McHenry
Notary Public

copied

BOOK TO...

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LARAMIE
CHEYE.

CORRECTIVE
DECLARATION OF PROTECTIVE COVENANTS.

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ROLLING HILLS ESTATES, INC.,
a Wyoming corporation,

to

THE PUBLIC.

KNOW ALL MEN BY THESE PRESENTS: That on November 23, 1976, ROLLING HILLS ESTATES, INC., a Wyoming corporation, caused to be recorded, in Laramie County, Wyoming, real estate records, in Book 1089, at Pages 96/99, a certain DECLARATION OF PROTECTIVE COVENANTS.

That included in the real property therein described, and thereby covered by said Declaration, were the following Lots, to-wit:

Lot 16, Block 5, and Lot 3, Block 9, Rolling Hills Estates, Third Filing, Laramie County, Wyoming.

That said Lots were included in said Declaration in error, inasmuch as the Laramie County, Wyoming, Board of County Commissioners, at its Special Session, on June 15, 1976, in Zone Change 129, approved the changing of the above described Lots to a Business zoning.

That the purpose of recording, this Corrective Declaration of Protective Covenants, is to delete said Lots from the original Declaration, and to show that the Lots are zoned for business (commercial), to conform to the resolution hereinabove referred to.

Dated this 1st day of July, 1987.

ROLLING HILLS ESTATES, INC.,
a Wyoming corporation,

By Arthur L. Garfield
President

ATTEST:

Paul M. McKinney
Ass't. Secretary

STATE OF WYOMING)
COUNTY OF LARAMIE)s

The foregoing instrument was acknowledged before me this 1st day of July, 1987, by Arthur L. Garfield.

Witness my hand and official seal.

Notary Public

My Commission expires:

Commission Expires Nov. 22, 1987



ECCA 1248

866