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DEDICATION

I, the undersigned, do hereby dedicate to the public use of the State of Wyoming the following described land, to-wit:

John S. Stewart
John S. Stewart
John S. Stewart
John S. Stewart

ACKNOWLEDGEMENT

The State of Wyoming
 County of Laramie

On this 15th day of July, 1934, before me, the undersigned, a Notary Public in and for the State of Wyoming, personally appeared *John S. Stewart*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and the seal of my office this 15th day of July, 1934.

Notary Public
John S. Stewart

1934.

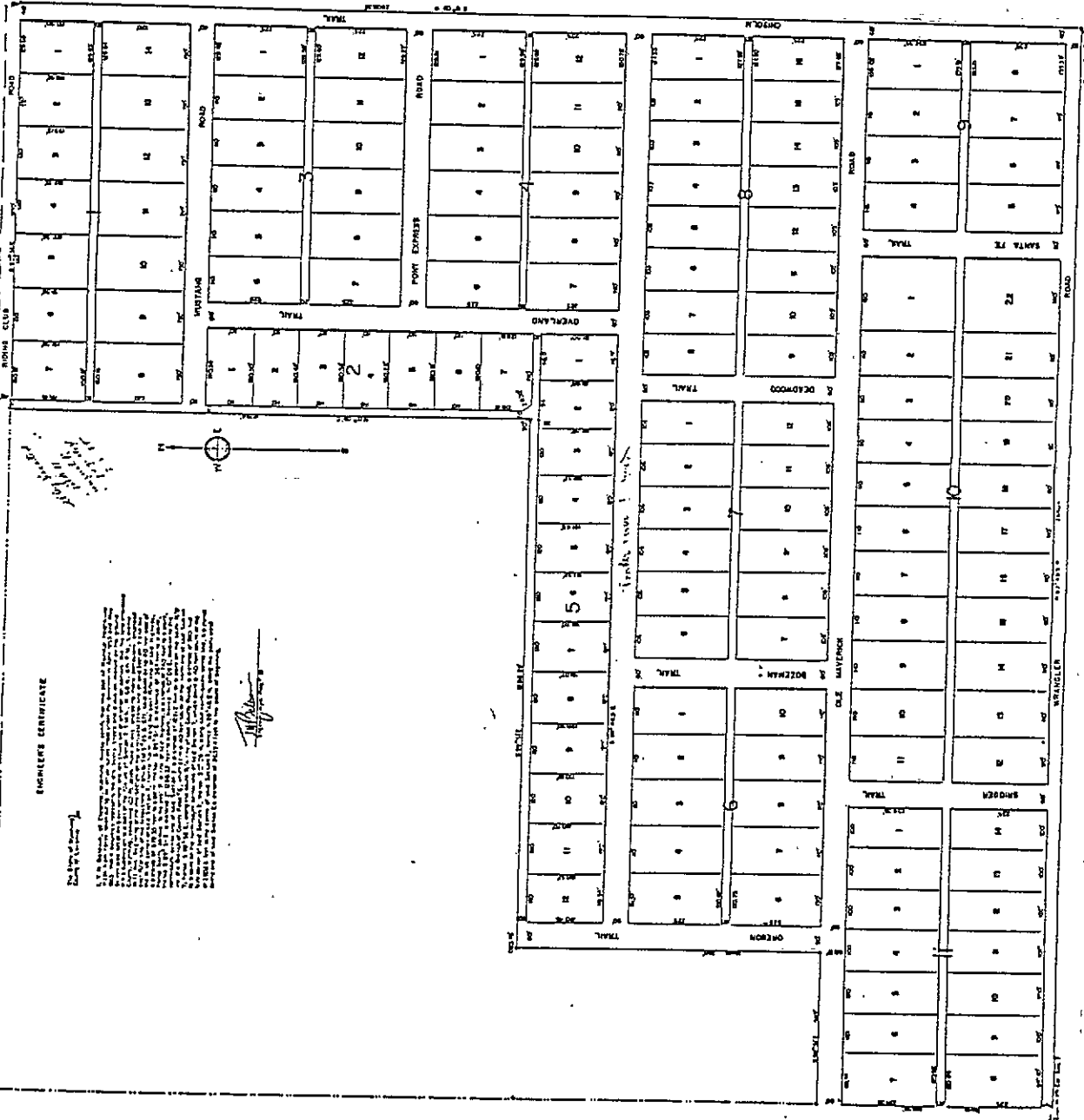
John S. Stewart
John S. Stewart
John S. Stewart
John S. Stewart

ROUNDUP HEIGHTS

A SUBDIVISION OF A PART OF
 T. 14 N. SECTION 7, T. 14 N., R. 66 W., 6th P.M.
 LARAMIE COUNTY, WYOMING
 SCALE 1"=200' MAY 1935



PLANNED CLUB ROAD



ENGINEERS CERTIFICATE

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the County Clerk of Laramie County, Wyoming, on this 15th day of July, 1934.

Notary Public
John S. Stewart

Dean Merritt,
Helen Merritt,
Marion E. Lewis
and
Francis I. Lewis

to

The Public



DECLARATION OF PROTECTIVE COVENANTS

Dated June 22, 1955 Restrictions including a prefer-
ential or discrimination law
Recorded June 30, 1955 on map, etc., with 10% in
favor of the public and other
rights vested to the extent our
restrictions violate 42 USC 38

Know all men by these presents that we, Dean Merritt, Helen Merritt, Marion E. Lewis and Francis I. Lewis of Cheyenne, Laramie County, Wyoming, being the present owners of Round Heights, a Subdivision of a Part of NW^{1/4} Section 7, Township 14 North, Range 66 West of the 6th P.M. in Laramie County, Wyoming, declare that said lots are held subject to and with the benefit of all the restrictions, conditions, charges and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS, and we do further covenant and agree that any subsequent of any of the said lots now owned by us shall be subject to the following covenants and restrictions:

- (a) No business or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (b) No trailer, basement, tent, shack, garage, barn or other out-buildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (c) Only new construction shall be permitted (no building may be moved from outside onto any lot). The dwelling must be modern; the ground floor area of the main structure exclusive of one-story porches and garage, shall be not less than 1,000 square feet. Construction of any structure must be completed within one year from date of the first excavation or beginning of construction.
- (d) No building shall be located nearer than 20 feet to any side lot line restriction shall not apply to a detached garage or other out-building located 60 feet or more from the front lot line. No building shall be located on any residential building plot nearer than 35 feet to the front lot line, and no structure shall be located nearer than 20 feet to the street line on corner lots.
- (e) No lot shall be subdivided or have more than one dwelling unit constructed unless this Subdivision is provided with a public water supply and sewage disposal system.
- (f) No windmills will be permitted on any of the lots.
- (g) Easements for installation and maintenance of utilities and drainage facilities are reserved.
- (h) No sign of any kind shall be displayed to the public view on any lot except professional 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.
- (i) 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. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- (j) No animals, livestock or poultry of any kind shall be raised or maintained for any purposes, other than pets.

(k) No lot shall be used or maintained as a dumping grounds for rubbish, trash, garbage or other waste, shall not be kept except in sanitary containers. All incinerators or other equipment for the storage of such material shall be kept in clean and sanitary condition.

(l) No individual sewage-disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wyoming Department of Public Health.

(m) No individual water-supply shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wyoming Department of Public Health,

(n) No building shall be erected, placed or altered, on any lot until the construction plans and specification and a plan showing the location to the structure have 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 well shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

(1) The Architectural Control Committee is composed of Dean Merritt, Marion E. Lewis and Elmer F. Garrett. 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 to it any of its powers or duties.

(2) 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 30 days after plans and specifications 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.

(o) 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 these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 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 part.

(p) 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.

(q) 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.

Witness: Elmer F. Garrett

Signed: Dean Merritt
Helen Merritt
Marion E. Lewis
Francis I. Lewis



Acknowledged on June 22, 1955 by Dean Merritt, Helen Merritt, Marion E. Lewis, Francis I. Lewis before M. Boyer Notary Public Laramie County Wyoming.
Commission expires December 14, 1956 Book 571 Page 397/9