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DEDICATION

Know all men by these presents, that the Paul Moore Realty Company, a Wyoming Corporation, owner in fee simple of the land embraced in this Spring Valley Addition, acting through its Board of Directors, does hereby declare the subdivision of said land, as appears on this plat, to be its free act and deed, and in accordance with its duties, and does hereby dedicate to the use of the Public forever all of the streets, alleys and parks shown hereon.

PAUL MOORE REALTY CO. SECRETARY
 by: *Stan T. Carter* President

Attest: *Neil* Secretary

ACKNOWLEDGEMENT

The State of Wyoming } ss
 County of Laramie

On this 1st day of April, A.D., 1958, before me, a Notary Public in and for the State of Wyoming, personally appeared Helen T. Cord and Eleanor Teal, President and Secretary, respectively, of the Paul Moore Realty Company, and acknowledged the truth and foregoing dedication to be the free act and deed of said Corporation and for the purpose therein mentioned.

MY WITNESS WHEREOF I have hereunto set my hand and affixed the seal of my office the day and year first above written.

My Commission expires Oct. 27, 1960

Helen T. Cord
 Notary Public
 Residing at *Chapman, Wyo.*

APPROVAL

Approved by the City Commission of the City of Cheyenne, Laramie County, Wyoming, this 14th day of April, A.D., 1958.

Walter H. Stortz
 Mayor

APPROVAL

Approved by the Board of County Commissioners of Laramie County, Wyoming this 25th day of April, A.D., 1958.

John E. Babler
 Chairman of the Board

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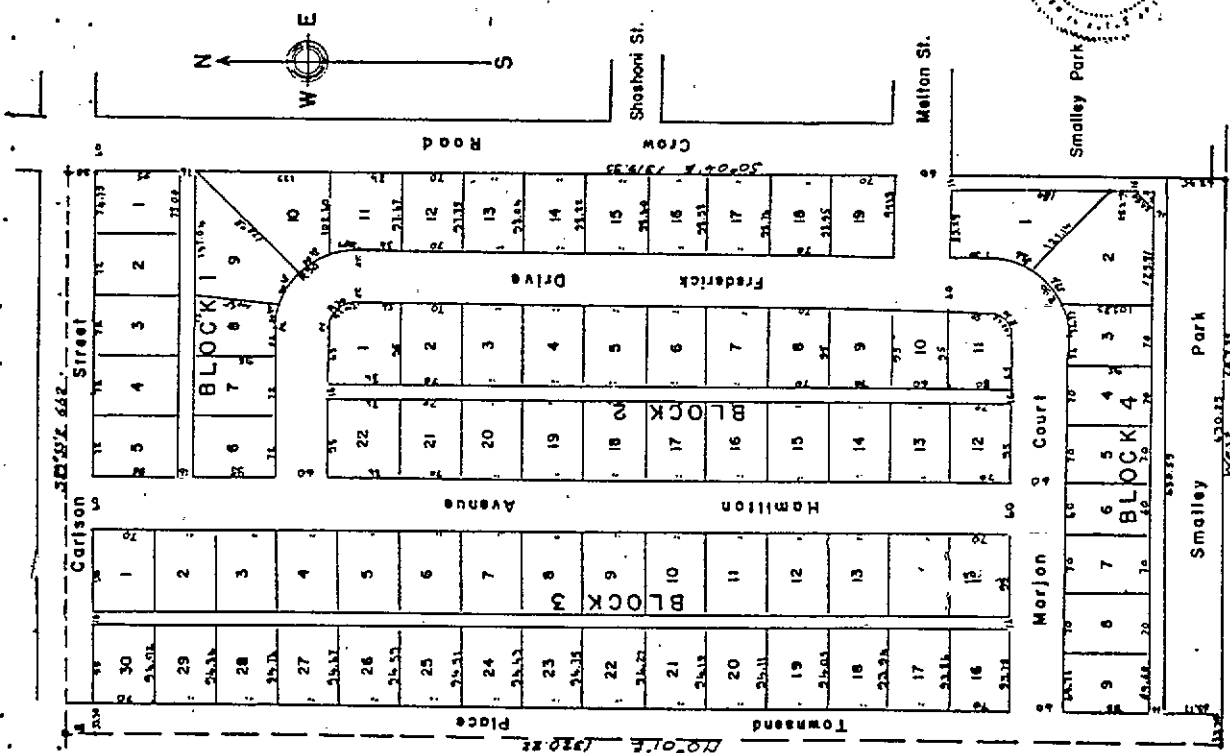
SPRING VALLEY ADDITION

A Subdivision of
 W 1/2 SE 1/4 NW 1/4 Section 19
 T.14N., R.66 W., 6th P.M.

Laramie County, Wyoming

Scale 1" = 100'

Note: Curved Lot Lines are Chord Lengths



ENGINEER'S CERTIFICATE

The State of Wyoming } ss
 County of Laramie

I, T. H. Bodwin, of Cheyenne, Wyoming, hereby certify that this plat of Spring Valley Addition was made from notes taken upon an actual survey made under my direction on April, 1958; that it shows accurately the Lots, Blocks, Streets and Alleys as marked on the ground by iron pipe set at all block corners and iron spikes set at all other lot corners and that the lot embraced in this subdivision is all of the W 1/2 of the SE 1/4 of the NW 1/4, Section 19, T. 14 N., R. 66 W., 6th P.M., Laramie County, Wyoming, and being more particularly described as follows: Beginning at the SW corner of the SE 1/4 NW 1/4 of said Section 19; thence N 0° 01' E, a distance of 1320.22 feet, along the west boundary of the SE 1/4 of said Section 19 to the NW corner of said SE 1/4 of the NW 1/4; thence S 89° 05' E, along the north boundary of said SE 1/4 of the NW 1/4, a distance of 662 feet to a point; thence S 0° 04' E, a distance of 1319.35 feet to a point on the south boundary of said SE 1/4 of the NW 1/4; thence West along the south boundary of said SE 1/4 of the NW 1/4, a distance of 663.55 feet to the point of beginning.

T. H. Bodwin
 Wyo. Reg. No. 19



Number

PAUL H. MOORE REALTY COMPANY,
a Wyoming Corporation

* DECLARATION OF PROTECTIVE
* COVENANTS

to

* Dated April 30, 1958

630-285/87

THE PUBLIC

* Recorded April 30, 1958 at
* 2:20 P.M.

KNOW ALL MEN BY THESE PRESENTS: That all lots lying within a subdivision of the West Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 14 North, Range 66 West of the 6th P.M. in Baramie County, Wyoming, known as Spring Valley Addition, are now owned and held subject to all the restrictions, conditions, covenants, charges and agreement contained in the within Declaration of Protective Covenants, and Paul H. Moore Realty Company does hereby warrant and agree that any subsequent grants of any lots shall be made subject to the following covenants and restrictions:

A. RESIDENTIAL COVENANTS

A-1. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a garage for not more than three cars.

A-2. All construction shall be new and no building may be moved from any other location to any site in this subdivision.

A-3. ARCHITECTURAL CONTROL

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 structures 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 wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line and there shall be no front yard fencing.

A-4. DWELLING QUALITY AND SIZE

No dwelling shall be permitted on any lot in said subdivision less than 800 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 800 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

A-5. BUILDING LOCATION

No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 5 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building, located 60 feet or more than the minimum building setback line. For the purposes of this covenant, eaves, steps and open porches shall not be constructed so as to permit any portion of a building, on a lot to encroach upon another lot. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. In the event a house is turned on a corner lot to face the side street, the minimum setback line at the front shall be 25 feet and the minimum setback on the side street shall

Reference to
Non based
C 288, 289, 290, 291, 292
Party dated to the extent of
Baramie Valley 42 USC 3020(c)



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be 10 feet.

A-6 LOT AREA AND WIDTH

To be determined upon final approval of Land Planners.

A-7 EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved.

A-8 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.

A-9. 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.

A-10. SIGNS

No sign of any kind shall be displayed to the public on any lot except one 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.

A-11. OIL AND MINING OPERATIONS

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 designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

A-12. LIVESTOCK AND POULTRY.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

A-13. GARBAGE AND REFUSE DISPOSAL

No lot 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 clean and sanitary conditions.

A-14. SEWAGE DISPOSAL

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.

A-15. WATER SUPPLY

Public water supply.

B ARCHITECTURAL CONTROL COMMITTEE

B-1. MEMBERSHIP

The architectural control committee is composed of Helen T. Card, Donald G. Phillips and Lola G. Bickham. 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



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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 and duties.

B-2. PROCEDURE

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 join 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.

C GENERAL PROVISIONS

C-1. 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 twenty-five years from the date 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 in part.

C-2. ENFORCEMENT

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.

B-3. 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 30th day of April, 1958.

Signed: PAUL H. MOORE REALTY COMPANY,
A Wyoming Corporation

By: Helen T. Card, President
Eleanor T. Teal, Secretary

Acknowledged April 30, 1958 by Helen T. Card, President, in behalf of said corporation, by authority of its Board of Directors, before Bela G. Bickham, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires October 24, 1960.

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