



First American Title™

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Book 610
Page 277

Restrictions
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3604(c).

Recorded February 16, 1957
Reception No. 779249

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that we, Edward Farragher and Marie Farragher, and Elmer F. Garrett and Shirley J. Garrett, of Cheyenne, Laramie County, Wyoming, being the present owners in fee simple of the land embraced in Farragher Subdivision of Tract 9, 10 and 11, Sunnyside Addition, Laramie County, Wyoming, declare that all lots in said blocks are held subject to and with the benefit of all the restrictions, conditions, covenants, charges and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS, and they do further hereby covenant and agree that any subsequent grants of any of the said lots now owned by us shall be subject to 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 outbuilding erected in these blocks 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) No front yard fencing is permitted.

(d) Only new construction shall be permitted (no building may be moved from outside onto the 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 864 square feet. 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 private garage for not more than two cars.

(e) Building of any structure must be completed within one year from date of first excavation or construction begins.

(f) No building shall be located nearer than 5 feet to any side lot line. No building shall be located on any residential building plot nearer than 25 feet to the front lot line, or closer than 25 feet from the rear lot line. In event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be 5 feet greater than the setback of the adjoining house and the set back line on the side street shall be 25 feet.

(g) 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.

Restrictions
on race, color, religion, sex, handicap,
family status, or national origin are
hereby deleted to the extent such
restrictions violate 42 USC 3604(c).



Book 610, Page 277, CONTINUED:

(h) 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 they are not kept, bred, or maintained for any commercial purpose.

(i) No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards, and recommendations of the State of Wyoming Department of Public Health and the Laramie County Health department. Approval of such system as installed shall be obtained from such authority.

(j) 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 in part.

Signed: Edward Farragher

Marie Farragher

Witness:

Elmer F. Garrett

William M. Murray

Shirley J. Garrett

Subscribed and sworn to on the 16th day of February, 1957 by Edward Farragher, Marie Farragher, Elmer F. Garrett, and Shirley J. Garrett, before William M. Murray, Notary Public, in and for Laramie County, Wyoming. Commission Expires March 25, 1958.

NOTARIAL SEAL AFFIXED.

William M. Murray