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SURVEYOR'S CERTIFICATE

The State of Wyoming } ss
 County of Laramie } ss
 I, Malcolm D. Martin, of Cheyenne, Wyoming, hereby certify that this plat of
 STADIUM VIEW ADDITION, THIRD FILING, was made from notes taken during an
 actual survey made under my direction in March, 1961; that it accurately repre-
 sents the lots, blocks, streets and other improvements shown on the ground by such plat and
 all block corners and iron spikes set of all color, for record, that the land em-
 braced in this subdivision is the South 392 feet of Tracts 201 to 204 inclusive,
 Sunnyside Addition, Sixth Filing, Laramie County, Wyoming.

Malcolm D. Martin
 Who Reg No 228

DEDICATION

Know all men by these presents, that Floyd Holland and Ruth Holland, owners in fee
 simple of the land embraced in this plat and description of STADIUM VIEW ADDITION,
 THIRD FILING, do hereby dedicate the above described land, situate on this plat,
 to be their free and clear and in accordance with their desires, and do hereby ded-
 icate to the use of the Public forever all of the streets and alleys shown hereon

Witness my hand and seal of office this 1st day of March, 1961.
 Notary Public

ACKNOWLEDGEMENT

The State of Wyoming } ss
 County of Laramie } ss
 On this 1st day of March, 1961, before me, a Notary Public in and for the State
 of Wyoming, personally appeared Floyd Holland and Ruth Holland, to me known to be the
 persons described in the foregoing Dedication and acknowl-
 edged said instrument to be their free and clear and for the persons therein mentioned
 in witness whereof, I have hereunto set my hand and affixed the seal of my office
 the day and year first above written.

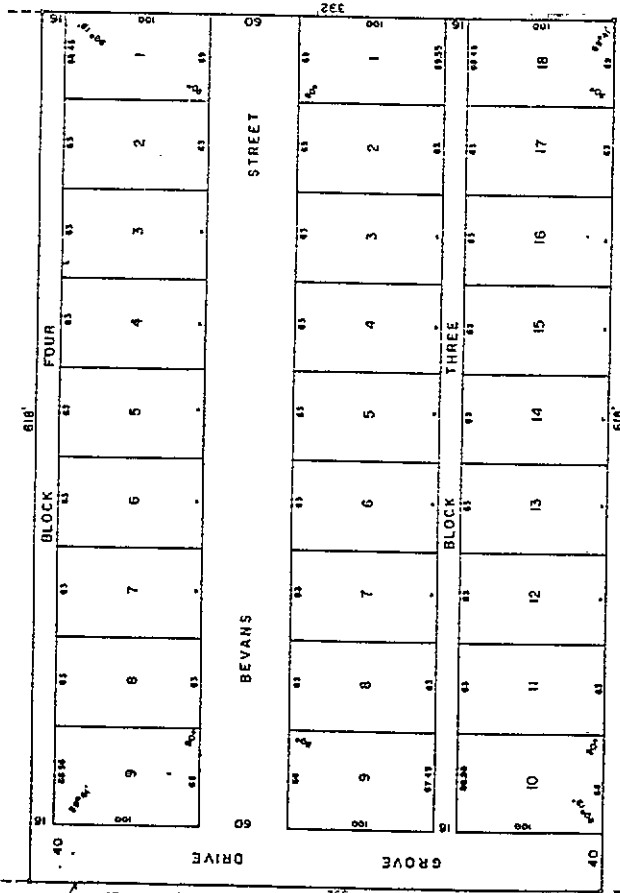
My commission expires March 1st 1965
John H. Hord
 Notary Public
 Residing at *Cheyenne, Wyoming*

STADIUM VIEW ADDITION, THIRD FILING

A Subdivision of the South 392 feet of Tracts 201 - 204 Incl.
 Sunnyside Addition, Sixth Filing
 Laramie County, Wyoming

Scale 1" = 50'

March, 1961



APPROVALS

Approved by the City Commission of the City of Cheyenne this 1st day of March, A.D., 1961.

Attest James P. Bell
 City Clerk

Approved by the Board of County Commissioners of Laramie County, Wyoming this 1st day of March, A.D., 1961.

Attest John H. Hord
 County Clerk

Paul E. Ross
 Chairman of this Board

Stadium View First Filing Stadium View Second Filing

Number 36

Book 448

Page 209

Frank R. Dildine and
Mary C. Dildine,
Husband and Wife,

WARRANTY DEED

Dated November 4, 1947

To

Recorded June 25, 1948
at 11:19 A.M.

Clifford R. Morrison and
Mary Ann Morrison.

Consideration: \$1300.00

Conveys and warrant All of Tracts Numbered, 201-202-203-& 204-6th, filing in Sunny Side Addition to the City of Cheyenne, as shown by the platt of said Sunny Side Addition on file and of record in the office of the County Clerk and ex-officio Register of deeds in and for Laramie County Wyoming, and being a sub-division of Section Twenty Seven, Township Fourteen North, Range 66, West of the 6th P.M., Subject to all reservations and prior conveyances of record, and to the following protective covenants.

A. No residential structures shall be erected upon the said premises of less than one story high above the ground, that the ground floor area of said structure exclusive of porches and attached garages shall not contain less than Four hundred square feet.

B. Any and all buildings erected upon the said premises shall be built of frame, stone, brick or stucco, and shall be, and be kept painted and in good repair so that the same shall not become unsightly.

C. No noxious trade or activity shall be carried on on the said premises which may become a nuisance to the neighborhood, no Livestock shall be permitted upon the said premises that may become a nuisance or menace to the health of the neighborhood.



Homestead rights released.
\$1.65 Revenue Stamps attached.

Signed: Frank R. Dildine
Mary C. Dildine

Acknowledged November 4, 1947 before Mark A. Goodman,
Notary Public, Laramie County, Wyoming. (Notarial Seal)
Commission expires October 19, 1950.
Homestead rights released in the acknowledgment.
Wife apprised of her rights.

Reception No, 483750.

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Book 697 Floyd Holland and Ruth
Page 323 Holland, husband and wife

* DECLARATION OF PROTECTIVE
* COVENANTS
*
* Recorded April 11, 1961
* at 4:28 P.M.
*
*

in re
Stadium View Addition,
Third Filing

Restrictions including a preference
inclusion of discrimination based
on race, color, religion, sex, handicap,
family status, or marital status are
hereby deleted to the extent such
restrictions violate 42 U.S.C. 3604(c).

WHEREAS, Floyd Holland and Ruth Holland, husband and wife, are the owners of Stadium View Addition, Third Filing, a subdivision of Tracts 201, 202, 203, and 204, Sunnyside Addition, Sixth Filing, County of Laramie, State of Wyoming, and

WHEREAS, they desire to establish in said Addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner;

NOW, THEREFORE, in consideration of the premises the undersigned do hereby impose upon Block 3 and Block 4 of Stadium View Addition, Third Filing, Laramie County, Wyoming, the following protective covenants and restrictions, to-wit:

1. Upon all lots in Block 3 and 4, Stadium View Addition, Third Filing, Laramie County, Wyoming, no structure shall be erected, altered, placed or permitted to remain on any residential building lot, other than one detached single-family dwelling, or one semi-detached single-family dwelling, not to exceed one and one-half stories in height, and a private garage for not more than three cars.

2. No building shall be erected, placed or altered on any building plot in said Addition until the building plans, specifications and plot plan showing the location of such building have 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 a committee composed of Walter G. Naylor, Jr., Keith K. Shreve, and Gerald D. Peterson, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining members shall have full authority to appoint an additional committee member to fill said vacancy, who shall be a property owner in said Addition. Said committee, either the survivors or the committee with the newly appointed member, shall have full authority to approve or disapprove such design and location within 30 days after said plans and said specifications have been submitted to it. The failure of such representative to approve or disapprove any proposed building plan shall not in any way relieve the owner of the builder from his legal responsibility to comply with the covenants, conditions and restrictions contained herein. Neither the members of such committee, nor

its designated representatives, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after March 1st, 1964. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

3. In any event, no building shall be located on any residential plot nearer than 25 feet to the front lot line nor nearer than 10 feet to any side street line, nor nearer than 5 feet to any side lot line. No building except a detached garage or other out-building located 60 feet or more from the front lot line shall be located nearer than 3 feet to any side lot line. In the event a dwelling is turned on a corner lot to face a side street, the set back line shall be 25 feet on each street.

4. No residential structure shall be erected or placed on any building plot, which plot has an area less than 5700 square feet or a width of less than 57 feet at the front building setback line.

5. No store, shop, repair shop, storage or repair garage, restaurant, dance hall, or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any lots in said Addition, nor shall any thing be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn, or other out-building 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.

7. No dwelling costing less than \$11,000.00 according to cost analysis of the Federal Housing Administration as of January 1st, 1961, shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 850 square feet in the case of one-story structures, nor less than 700 square feet in the one and one-half story structure. All buildings shall be of new construction and no building or buildings shall be moved from any other location onto any site in this sub-division.

8. Yard fences may extend only from the rear of any lot to the rear of the house thereon. There shall be no front yard fencing, walls, or hedges.

9. No noxious or offensive activity or trade shall be carried on upon any lot in said Addition.

10. 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, mineral excavation 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.

11. 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 they are not kept, bred, or maintained for any commercial purpose.

12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 1st, 1991, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change covenants in whole or in part.

13. If the parties hereto, or any of them, or their heirs, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues from such violation.

14. Invalidity 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.

Signed: Floyd Holland
Ruth Holland

Acknowledged March 21, 1961 by Floyd Holland and Ruth Holland, husband and wife, before Harry L. Talbot, a Notary Public in Laramie County, Wyoming. (Notarial Seal)
Commission expires September 21, 1962.
Reception No. 937929.

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