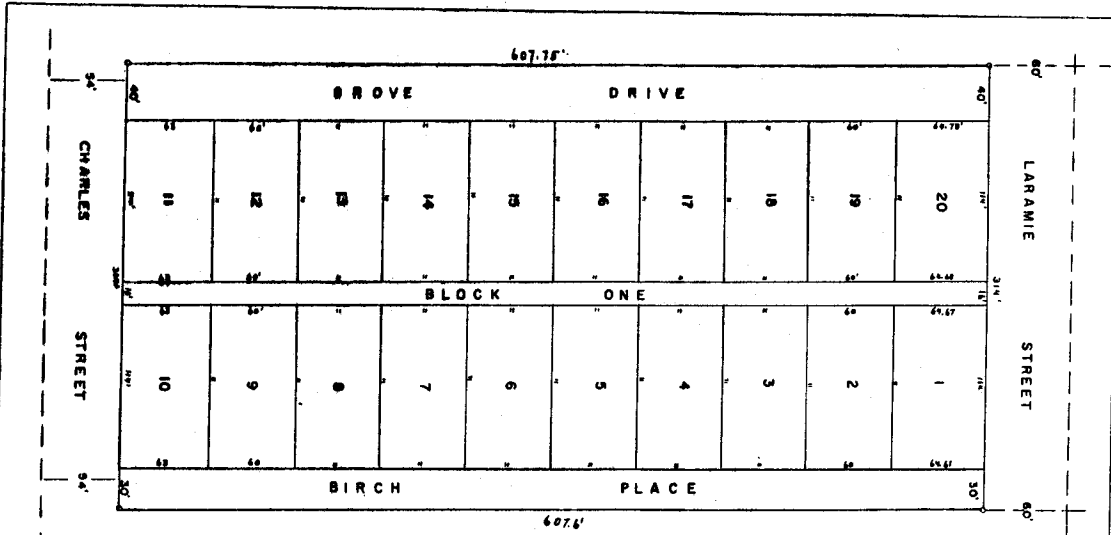




First American Title™

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**ENGINEER'S CERTIFICATE**

The State of Wyoming } ss  
 County of Laramie }  
 I, Robert J. Cheyenne, being duly sworn, hereby certify that this plat of STADIUM VIEW ADDITION, Cheyenne, Wyoming, was taken during an actual survey made under my direction in May, 1958, and that it accurately shows the location of all streets and alleys as marked on the ground by iron pipe set at all block corners and iron pipes and dials as marked corners; and that the land embraced in this subdivision is all of Tracts 1 and 2, Sunnyside Addition, Third Filing, Laramie County, Wyoming.

Robert J. Cheyenne  
 Wyo. Reg. No. 19

**DEDICATION**

Know all men by these presents, that Don Wheeler, Carolyn Wheeler, Eugene A. Rodgers and Robert J. Cheyenne, as grantors, have granted, sold, conveyed, aliened, assigned, devised and in several ways and in several manners, to the public, the use and enjoyment of the streets and alleys as described and on copies of the plat of the subdivision of said land to be hereinafter described, and in accordance with their desire and intent, do hereby dedicate to the use of the Public forever all of the streets and alleys shown hereon.

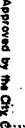
Witness Marion R. Brey  
 Witness Marion R. Brey  
 Witness Marion R. Brey  
 Witness Marion R. Brey

**ACKNOWLEDGEMENT**

The State of Wyoming } ss  
 County of Laramie }

On this 21<sup>st</sup> day of May, 1958, before me, a Notary Public in and for the State of Wyoming, personally appeared Don Wheeler, Carolyn Wheeler, Eugene A. Rodgers and Robert J. Cheyenne, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their free act and deed and for the purpose therein mentioned, and I have hereunto set my hand and affixed the seal of my office this day and year first above written.

My commission expires Feb. 7, 1959  
Marion R. Brey  
 Notary Public  
 Cheyenne, Wyo.



Approved by the City Commission of the City of Cheyenne this 16 day of June, A.D. 1958.  
Harold L. Brey  
 Mayor

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 16 day of June, A.D. 1958.  
Robert J. Cheyenne  
 Chairman of the Board

**STADIUM VIEW ADDITION**  
 TO THE CITY OF CHEYENNE,  
 A Subdivision of Tracts 1 and 2,  
 Sunnyside Addition, Third Filing,  
 Laramie County, Wyoming.  
 May, 1958

Number 37 Don Wheeler, Carolyn Wheeler,  
Eugene A. Rodgers and Mary L.  
Rodgers,

DECLARATION OF PROTECTIVE  
COVENANTS

635-56

To

Recorded Jun. 28, 1958 at  
10:50 A.M.

The Public.

WHEREAS, Don Wheeler, Carolyn Wheeler, Eugene A. Rodgers,  
and Mary L. Rodgers are the owners of Stadium View Addition, a  
subdivision of Tracts 1 and 2, Sunnyside Addition, Third 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 1 of Stadium View Addition  
Laramie County, Wyoming, the following protective covenants and  
restrictions, to-wit:

1. Upon all lots in Block 1, Stadium View Addition,  
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 sub-  
division, and as to location of the building with respect to  
topography and finished ground elevation, by a committee composed  
of Don Wheeler, Eugene A. Rodgers and Mary L. Rodgers, 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 or, in any event, if  
no suit to enjoin the erection of such building or the making of  
such alterations has been commenced prior to the completion  
thereof, such approval will not be required and this covenant  
will be deemed to have been fully complied with. Neither the  
members of such committee, nor its designated representatives,  
shall be entitled to any compensation for services performed  
pursuant to this covenant. The power and duties of such committee  
and of its designated representative, shall cease on and after  
June 1, 1960. 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.

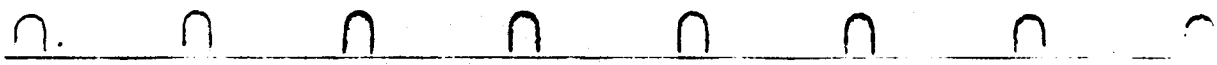
3. In any event, no building shall be located on any  
residential plot nearer than 25 feet to the front lot line, nor  
nearer than 10 feet to any side street line, nor nearer than 5  
feet to any side lot line. No building except a detached garage  
or other out-building located 75 feet or more from the front lot  
line shall be located nearer than 3 feet to any side lot line.

(Continued next page)

Page No. 28.

CHEYENNE ABSTRACT AND TITLE COMPANY.

Residence enforcing a preference  
limitation of discrimination based  
on race, color, religion, sex, handicap,  
family status, or marital status are  
voidly deemed to the extent such  
residence vests 42 USC 3604(c).



4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 600 square feet or a width of less than 60 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 lot 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 outbuilding 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 \$10,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1953, shall be permitted on any lot on the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1000 square feet in the case of one-story structure, nor less than 700 square feet in the one and one-half story structure. Said residential structures shall consist of at least 60% exterior brick or stone masonry.

8. Yard fences may extend only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing.

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

10. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 1, 1988, 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 said covenants in whole or in part.

11. 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 violation or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violation.

12. 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.

Signed: Don Wheeler  
Carolyn Wheeler  
Eugene A. Rodgers  
Mary L. Rodgers

Acknowledged by Don Wheeler, Carolyn Wheeler, Eugene A. Rodgers and Mary L. Rodgers before James O. Wilson, Notary Public, Laramie County, Wyoming on June 26th, 1958. (Notarial Seal)  
Commission expires August 3, 1958.  
Reception No. 825829.



Don Wheeler Et Al  
In Re  
Stadium View Addition

AMENDMENT TO DECLARATION  
OF PROTECTIVE COVENANTS  
Dated October 22, 1958  
Recorded Oct 24, 1958  
at 1:10 P. M.

WHEREAS, Don Wheeler, Carolyn Wheeler, Eugene A. Rodgers and Mary L. Rodgers executed a Declaration of Protective Covenants with reference to Stadium View Addition, a subdivision of Tracts 1 and 2, Sunnyside Addition, Third Filing, County of Laramie, State of Wyoming, said covenants being dated June 26, 1958, and recorded on June 28, 1958, in Book 635, Pages 56-58 in the office of the County Clerk and Ex-officio Register of Deeds of Laramie County, Wyoming, which covenants, among other things, provided for the zoning of the property located therein and also required "the ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1000 square feet in the case of one-store structure" and further required "said residential structures shall consist of at least 60% exterior brick or stone masonry."; and

WHEREAS, said parties are all the owners of all of the lots in said Stadium View Addition; and

WHEREAS, it appears to be necessary and desirable to reduce the minimum floor spacing of the requirement above stated and to permit said structures to be entirely of frame construction;

NOW, THEREFORE, in consideration of the premises the undersigned owners of the Stadium View Addition do hereby modify the Declaration of Protective Covenants herein described and the same be and the same are hereby changed as follows:

1. Paragraph 7 of said Declaration of Protective Covenants is hereby amended to read:

"7. No dwelling costing less than \$10,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1953, 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 750 square feet in the case of one-story structure, nor less than 700 square feet in the one and one-half story structure. Said residential structures shall consist and be erected with a frame, brick or masonry exterior."

Dated this 22nd day of October, 1958.

Signed: Don Wheeler  
Carolyn Wheeler  
Eugene A. Rodgers  
Mary L. Rodgers

Acknowledged October 22, 1958 by Don Wheeler, Carolyn Wheeler, Eugene A. Rodgers and Mary L. Rodgers, before James O. Wilson, Notary Public, Laramie County, Wyoming.  
(Notarial Seal) Commission expires August 3, 1962.

Reception No. 837081.

\* \* \* \* \*

\* \* \* \* \*

Mead Lumber Company By  
Lyman B. Mead, President  
& W. L. Mead Secretary  
(SEAL) DONALD L. WHEELER,  
CAROLYN WHEELER, EUGENE A.  
RODGERS and MARY L. RODGERS

REMOVAL OF RESTRICTIVE COVENANT  
DATED: April 25, 1960  
RECORDED: April 26, 1960 at  
1:34 P.M.

IN RE

STADIUM VIEW ADDITION

The undersigned being all the owners of record of those lands within STADIUM VIEW ADDITION to the City of Cheyenne, a subdivision of Tracts 1 and 2, Sunnyside Addition, Third Filing, Laramie County, Wyoming, in consideration of the release and waiver herein given one to the other, do hereby mutually agree as follows:

WITNESSETH:

1. That each of the undersigned do hereby for themselves, their heirs, administrators, executors and assigns; and with each other, waive, relinquish, remove and cancel forever that restrictive covenant contained in the Warranty Deed dated January 31, 1945, recorded in Book 586, Page 279 wherein Frank R. Dildine and Mary C. Dildine are named grantors, and Garrold E. and Donald E. Wheeler are named grantees, to-wit:

No person of any other race than the Caucasian shall own, lease or occupy the said premises, provided, however, that persons of a different race may be employed and domiciled with an owner and tenant.

It being expressly understood and mutually agreed by the undersigned that all other covenants and restrictions contained in said Warranty Deed to be and remain in full force and effect.  
Dated April 25, 1960.

Signed: MEAD LUMBER COMPANY By Lyman B. Mead, President  
ATTEST: W. L. Mead, Secretary (SEAL)  
Donald E. Wheeler and Carolyn Wheeler  
Eugene A. Rodgers and Mary L. Rodgers

Acknowledged April 18, 1960 by Donald E. Wheeler and Carolyn Wheeler, husband and wife, and Eugene A. Rodgers and Mary L. Rodgers, husband and wife, before Gerald D. Peterson, Notary Public, Laramie County, Wyoming. (Notarial Seal) Commission expires March 2, 1962.

Acknowledged April 11, 1960 by Lyman B. Mead, as President of Mead Lumber Company, a corporation, in behalf of said corporation, by authority of its Board of Directors, before Virginia M. Miller, Notary Public, Platte County, Nebraska. (Notarial Seal) Commission expires March 1, 1966.

Reception No. 895791

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