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**Star Wood  
All of Blocks 1,2,3**

Declaration of Covenants, Conditions and Restrictions

This Declaration, made on the date hereinafter set forth by Cardinal Construction, A Wyoming Corporation, hereinafter referred to as the "Declarant."

WITNESSETH:

Whereas, Cardinal Construction are owners of certain property in the City of Cheyenne, County of Laramie, State of Wyoming, which is more particularly described as:

All of blocks 1,2,3, Star Wood, City of Cheyenne, Laramie County, Wyoming.

Now, Therefore, Declarant hereby declared that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of and which shall run with, the real property and be on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successor, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

Definitions

Section 1. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is part of the properties, including contract buyers, but excluding those having such interest merely as security for the performance of an obligations.

Section 2. "Properties" shall mean and refer to that certain real property hereinbefore described.

Section 3. "Easements" shall mean all easements titled as access, utility and drainage easements for the common good of Owners, and which are not dedicated to the public.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivisions map of the Properties.

Section 5. "Decalarant" shall mean and refer to Cardinal Construction, A Wyoming Corporation, its successors and assigns.

ARTICLE II  
Party Walls

Section 1. General Rule of Law Apply. Each wall which is built as part of the original construction of the individual homes upon the Properties and placed on the dividing line between Lots shall constitute a party wall, and to the extent not inconsistent with the provisions of the Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply there to.

ARTICLE III.  
Use Restrictions

Section 1. Maintenance of Landscaping. All landscaping shall be maintained in a proper manner, which is in harmony with all other properties subject to the Declaration. Due to the arid conditions of our climate, all landscaping shall be placed with consideration for water conservation. However, some greenery is desirable. Moderate areas of turf or sod are encouraged. Owners must plant one tree in the front yard.

Section 2. Easements: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on public record. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere within the installation and maintenance of utilities or which may change the direction of the flow of drainage channels in the easements, or which may obstruct or retard the flow water through drainage channels in the easements. The easements areas of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements of which a public authority or utility company is responsible.

Section 3. Nuisances. Noxious or offensive activity shall not be carried on upon any Lot, nor shall anything be done thereon, which may be or become an annoyance or nuisance to the neighborhood.

Section 4. Temporary Structures. No structure of a temporary character, trailer, basement, tent, garage, barn or other outbuilding shall be used on any Lot at any time as a residence.

Section 5. Parking of Non- Operative Vehicles and Equipment. Parking of trailer campers, truck campers, bus campers, motor homes and other large vehicles shall be limited to a period of 72 hours, when parked on the lots or easements.. NO vehicle as mentioned above shall be parked to interfere with any other lot Owners access to their home or driveway. The parking of recreational vehicles shall be of a temporary nature and shall not be left parked for " Storage". Vehicles which are not in running order shall not be parked on any Lot or Public Street for a period of more than 72 hours as a repeated matter of practice.

Section 6. Signs. No sign of any kind shall be displayed to the public view on any Lot except signs used by the builder or realtor to advertise the lot during construction or sales period.

Section 7. Animals. No Animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that normal household pets, not exceeding a combination of four such pets, may be kept provided that no such animal is kept , bred or maintained for any commercial purpose. Each animal owner shall be responsible for clean up and removal of animal waste created by such pet, whether on his or her Lot or another Lot.

Section 8. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for garbage or refuse. Garbage and Refuse shall be kept in sanitary containers. Each Owner is responsible for the removal of their own garbage and refuse.

Section 9. Antennas. No Owner shall place a TV, radio, or other type antenna on any Lot, except dish receivers under 36" in diameter.

Section 10. Non-residential uses. No use shall be permitted that is not in compliance with the then applicable Ordinances as established by the City of Cheyenne.

Section 12. Structures. One outbuilding is allowed on the owners lot. The building size is not to exceed 8x10 and the exterior colors must match the exterior of the principal dwelling.

Section 13. Fencing. In an effort to create and maintain a uniform appearance to the Subdivision, only white vinyl fencing is allowed. Fencing shall only be installed according to the then applicable Ordinances and policies as established by the City of Cheyenne. Any fence placed across a recorded drainage easement shall have the bottom of the fence kept a minimum of six inches above the flow line of the drainage easement.

Section 14. Color and Quality Requirements. When exterior building materials, roofing, siding, garage doors, soffits, downspouts, etc. need repaired or replaced it shall be of a similar type, grade and COLOR as when originally built.

ARTICLE IV  
General Provisions

Section 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 thirty 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.

THIS DECLARATION OF PROTECTIVE COVENANTS IS SIGNED THIS 17<sup>th</sup> day of September, 2006.

Cardinal Construction, a Wyoming Corporation

By Janet Marschner, President  
Janet Marschner, President

State of Wyoming  
County of Laramie

Subscribed and sworn to before me this 17<sup>th</sup> day of September,  
2006 at Janet Marschner, President.

Charlotte Ware Magee  
Notary Public

My Commission Expires: 5-14-2007

