



First American Title™

These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.



DECLARATION OF PROTECTIVE COVENANTS

Dated: April 8, 2016

Pronghorn Development, Ltd.
A Wyoming Limited Liability Company

to

The Public

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Mercer Bernard Lowery, Jr. and Ethel Rabel as managing members of Pronghorn Development, Ltd., and present owners and developers of Sun Rise Hills Addition 2nd Filing per plat recorded on March 29, 2016 in Book 10, Page 161, Laramie County, Wyoming, Clerk's Office do hereby covenant and agree that Lots 1, 8, and 9, Block 5; Lots 1-4, Block 6; and Lots 1-18, Block 7, Sun Rise Hills Addition Filing No. 1, and a portion of vacated Sunrise Hills Drive, Cheyenne, Laramie County, Wyoming were intentionally omitted from the original Resolution of Annexation to the City of Cheyenne and as sole owners and developers of said Sun Rise Hills Addition 2nd Filing, they do further hereby covenant and agree that any subsequent grants of any of the said lots now owned by them shall be subject to covenants and restrictions hereinafter set forth.

1. LAND USE AND BUILDING TYPE:

No lot shall be used except for residential purposes. No building shall be erected or permitted on any lot other than one detached single-family dwelling.

2. ARCHITECTURAL CONTROL:

No building shall be erected on any lot until the plans are approved by the Declarant in writing.

3. All construction shall be new and no other building may be moved from any other location to

any site within this subdivision.

4. BUILDING LOCATION:

All buildings shall conform to the Cheyenne City set back requirements designated for the zoning in place at the time of construction.

5. MEMBERSHIP:

The architectural control committee is composed of Mercer Bernard Lowery, Jr. and Ethel Rabel, P.O. Box 2215, Cheyenne, Wyoming, 82003.

6. TERM:

These covenants are to run with the land and be binding on all parties and all persons claiming under them for a period of ten years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of one year 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.

Pronghorn Development, Ltd.

Mercer Bernard Lowery, Jr.
Mercer Bernard Lowery, Jr., member

Ethel Rabel
Ethel Rabel, member

STATE OF WYOMING)
)SS.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me on April 8, 2016 by Mercer Bernard Lowery, Jr. and Ethel Rabel as Members of Pronghorn Development, Ltd.

Witness my hand and official seal.



Gretchen R. McLaughlin
Notary Public

My Commission expires: *Nov 12, 2019*



REC# #: 702628
RECORDED 2/22/2017 AT 2:01 PM BK# 2534 PG# 1827
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2