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SUN VALLEY ADDITION, FIFTEENTH FILING
 A SUBDIVISION SITUATED IN THE NW1/4 SW1/4 SECTION 35
 T44N, R66E OF THE 6th PA, CITY OF CHEYENNE,
 LARAMIE COUNTY, WYOMING

BEFORE ME, the undersigned authority, on this _____ day of _____, 1966, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 1966.

Notary Public in and for the State of Wyoming

WITNESSES:

APPROVED:

APPROVED:

APPROVED:

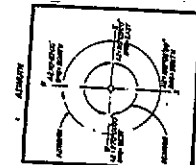
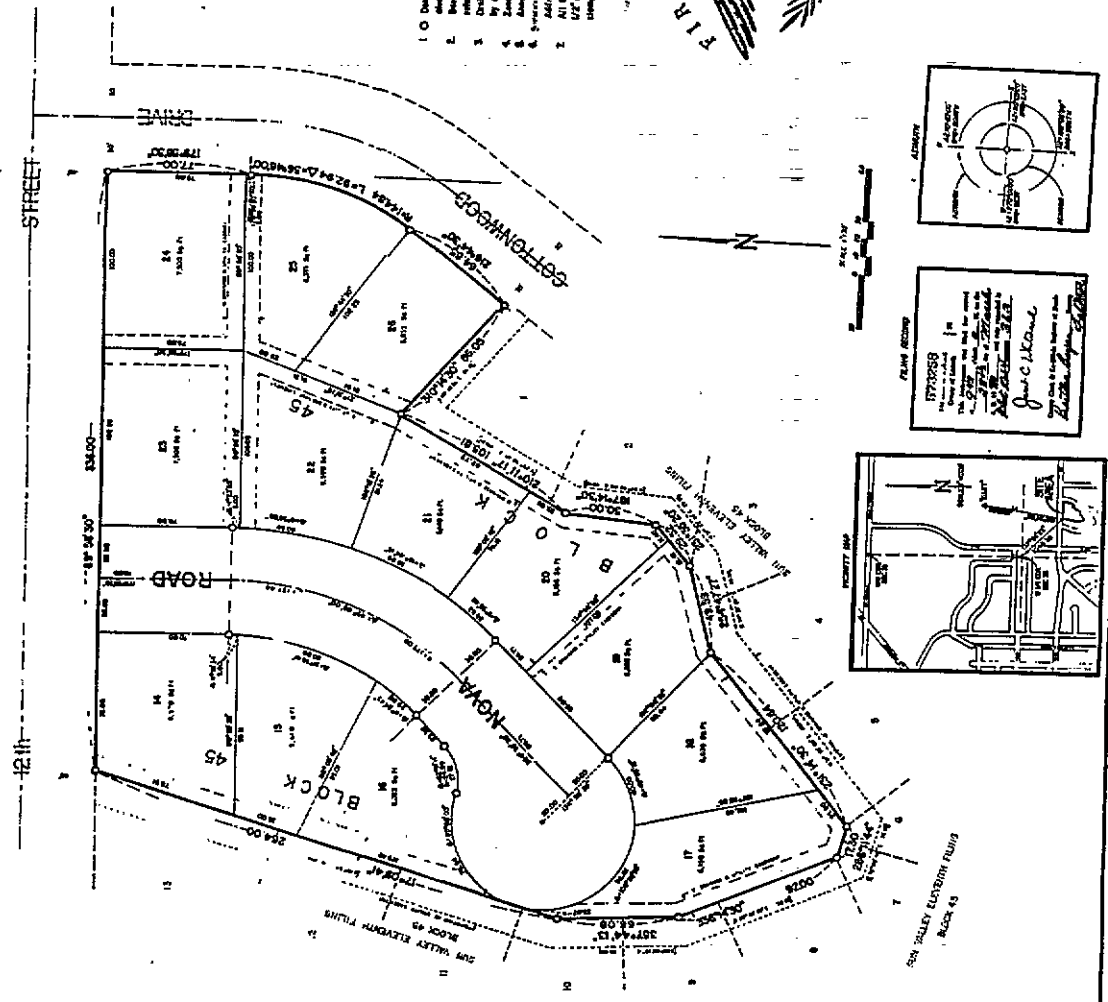
STATE OF WYOMING
 COUNTY OF _____

SUN VALLEY ADDITION, FIFTEENTH FILING
 A SUBDIVISION SITUATED IN THE NW1/4 SW1/4 SECTION 35,
 T44N, R66E OF THE 6th PA, CITY OF CHEYENNE,
 LARAMIE COUNTY, WYOMING

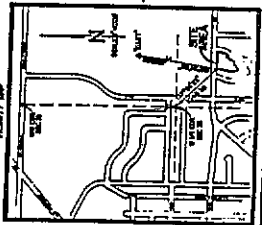


NOTES

1. Owners U.P. Section 2 & 4' long street with Block of Lots.
2. Block of Lots, City of Cheyenne, Wyo.
3. Cheyenne and U.P. Section 2 & 4' long street with Block of Lots.
4. Zone B-1.
5. All Lot and Block shown are surrounded with U.P. Section 2 & 4' long street with a minimum 40' street.



PLANNED RECORD
 BY _____



SUN VALLEY ADDITION, FIFTEENTH FILING
 BLOCK 45

JUN 17 1983
RECORDED 702983
Reception No. JANET C. WETHERHEAD, Recorder

DECLARATION OF PROTECTIVE COVENANTS

LOT 26, BLOCK 45 SUN VALLEY ADDITION FIFTEENTH FILING
City of Cheyenne
Laramie County, Wyoming

WYOMING LAND DEVELOPMENT CORP.

to

THE PUBLIC



KNOW ALL MEN BY THESE PRESENTS, that the undersigned Wyoming Land Development Corp., a Wyoming Corporation, being the present owners of Sun Valley Addition Fifteenth Filing, an Addition to the City of Cheyenne, Laramie County, Wyoming, do hereby covenant and agree that said lot in said block is held subject to and with the benefit of all the restrictions, conditions, covenants, charges and agreements contained within this DECLARATION OF PROTECTIVE COVENANTS, and they do further hereby covenant and agree that any subsequent grants of any of the said Lot now owned by them shall be subject to covenants and restrictions hereinafter set forth.

1. LAND USE AND BUILDING TYPES. This lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on the lot other than one or two family dwelling not to exceed two stories in height and a private garage for not more than three cars. No building of any kind shall be moved onto the above lot. All construction shall be new.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on the lot until construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of design with surrounding structures, and as to location with respect to topography and finish grade elevations.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on the lot at a cost less than \$45,000.00, based upon cost levels prevailing at the date these covenants are recorded; it being the

intention and purpose of the covenants to assure that any dwelling shall be of quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor areas of the main structures are as follows: one story dwelling, not less than 800 square feet; and for a two-story dwelling, not less than 500 square feet.

4. BUILDING LOCATION. No building shall be located on any lot nearer than 5 feet to the interior lot line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot.

5. NUISANCE. No abnoxious, offensive, or commercial activity shall be carried on upon the lot.

6. TEMPORARY STRUCTURES. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on the lot at any time as a residence either temporarily or permanently.

7. 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 the lot.

8. FENCES. Yard fences may extend only from the rear of the lot to the front or side setback line, and there shall be no front yard fencing, walls, or hedges. For the purpose of maintaining necessary drainage clearance as deemed proper and necessary by the City of Cheyenne, the right to enter the property is hereby granted to the City of Cheyenne. If for any reason, the said City of Cheyenne, or its legal representative find it necessary to correct the surface drainage on the lot, it shall have the right to do so and make charges to the lot owner, and said charges shall become a lien on said property until the owner pays them in full.

9. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the lot; except cats, dogs, or other usual household pets may be kept, provided that they,



are not kept, bred, or maintained for any commercial purposes.

10. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash container may be placed in the yard nearer to the street than the minimum front building setback line, except on the day designated by the City of Cheyenne for garbage collection. However, underground covered garbage containers may be placed ahead of the minimum setback lines.

11. SIGNS. No signs of any kind shall be displayed to the public view, except one professional sign of not more than one square foot, and one sign of not more than 50 square feet advertising the property during the construction and sales period.

12. EASEMENTS. Easements for installation and maintenance of utility and surface drainage facilities are reserved as shown on the recorded plat and of public record.

15. MEMBERSHIP. The Architectural Control Committee is composed of Tom Black, Jr., Sharon J. Keizer and Dale M. Keizer of Cheyenne, Wyoming. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members of the committee shall have full authority to designate a successor. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

14. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 50 days any proposed building plan after plans and 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 or the builder from its legal responsibility to comply with the covenants, conditions and restrictions contained herein.

15. 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 placed of record.

16. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain activity in violation or to recover damages. These proceedings at law or in equity may be initiated by any adjacent lot owner or the Architectural Control Committee.

17. SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

SIGNED AT CHEYENNE, WYOMING, this 16th day of June, 1983.

WYOMING LAND DEVELOPMENT CORP.

BY Dale M. Keizer
Dale M. Keizer, President



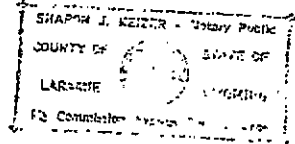
Attest Sharon J. Keizer
Secretary

STATE OF WYOMING }
COUNTY OF LARAMIE } ss:

On this 16th day of June, 1983, before me personally appeared Dale M. Keizer to me personally known, who, being by me duly sworn, did say that he is the President of Wyoming Land Development Corp., and the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation to be the free act and deed of said corporation.

My commission expires _____ day of _____, 19__.

Given under my hand and notarial seal this 16th day of June, 1983.



Sharon J. Keizer
Notary Public