



First American Title™

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*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.*



in re

Recorded May 26, 1958 at 4:20 P.M.

Blocks 1, 2, 3, 4 and 5 of Sun Valley Addition

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, T. P. Black and Elizabeth Black, husband and wife, being the present owners of Blocks numbered 1, 2, 3, 4 and 5 of the SUN VALLEY ADDITION to the City of Cheyenne, Laramie County, Wyoming, do hereby covenant and agree that all of said blocks in said Addition and all lots in said blocks are held subject to and with the benefit of all the restrictions, conditions, covenants, charges, and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS, and 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, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars. No building of any kind shall be moved onto the above tracts.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$10,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a 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 area of the main structure, exclusive of one-story open porches and garages, shall be not less than 864 square feet for a one-story dwelling.

4. BUILDING LOCATION. No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 5 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 55 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot. In event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be 5 feet greater than the setback of the adjoining house and the setback line on the side street shall be 25 feet.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 5000 square feet.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status, or national origin are hereby declared to be void and such restrictions violate 42 USC 3601(c).



6. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, except for a lumber shed, shop, office building and one trailer house during construction period.

8. 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, tunnels, mineral excavations 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.

9. FENCES. Yard fences may extend only from the rear of any lot to the front or side setback line, and there shall be no front yard fencing.

10. 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.

11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in clean and sanitary condition.

12. SIGNS. No signs of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than 5 square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.

13. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved.

14. MEMBERSHIP. The architectural control committee is composed of T. P. Black, T. P. Black, Jr., John W. Black and James Black, all 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 shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

15. 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 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

16. 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 twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 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.

17. 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 violation or to recover damages.



Book 630 18. SEVERABILITY. Invalidation of any one of these covenants by judgment  
Page 464 or court order shall in no wise effect any of the other provisions which shall  
Continued remain in full force and effect.

Signed at Cheyenne, Wyoming, this \_\_\_\_\_ Day of \_\_\_\_\_ 1958.

Signed: T. P. Black  
Elizabeth Black

Acknowledged May 26, 1958 before Robert G. DuBard, Notary Public, Laramie  
County, Wyoming. (Notarial Seal) Commission expires June 4, 1959.

Reception No. 822585.

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WARRANTY DEED—Short Form

RECORDED MAY 21 1958 3:54 PM AT 10 O'CLOCK INDEX NO. 822078

BOOK 636

EXCEPTION No. LESTER R. GOPP, Records P. McCann and Anna L. McCann

husband and wife

grantor's

and in consideration of One Dollar and other valuable consideration Dollars

and paid, convey and warrant to T. P. Black and Elizabeth Black

husband and wife

grantee's

following described real estate, situated in the County of Laramie State of Wyoming,

E 1/2 SW 1/4 SW 1/4; W 1/2 SE 1/4 SW 1/4; W 1/2 E 1/2 SE 1/4 SW 1/4; SW 1/4 NE 1/4 SW 1/4;

W 1/2 SE 1/4 NE 1/4 SW 1/4 and the W 1/2 E 1/2 SE 1/4 NE 1/4 SW 1/4 containing 72 1/2 acres,

more or less; all being in Section 34, T. 14 N., R. 66

West 6th P. M.

The 40 feet of the above described along the extreme North boundary and the 40 feet along the extreme West boundary is hereby reserved for road purposes. This property shall not be used for hog lots, junk yard, gravel pit, nor for any business use which shall be detrimental to the adjoining property. One-half of any oil, gas or other mineral rights if any, are hereby reserved to the grantors.

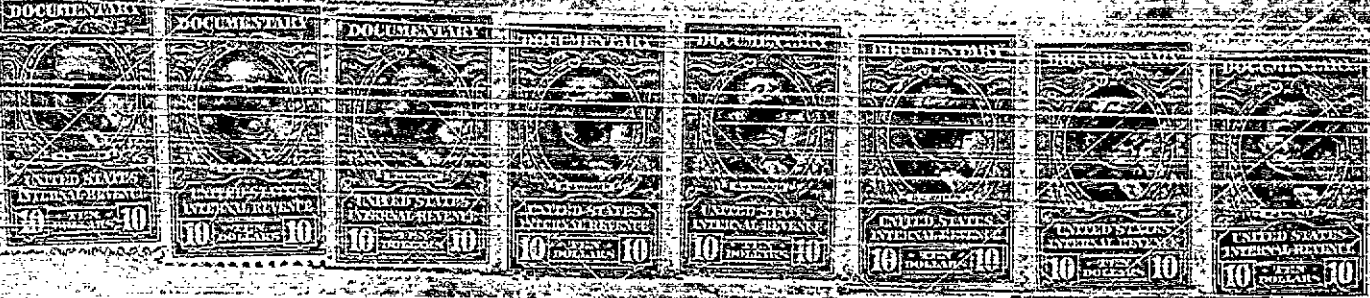
And the said grantors hereby covenant with

grantees

that they are

lawfully seized of said premises; that they are free from encumbrances, and they warrant the

title thereto against the lawful claims of all persons whomsoever, except



Hereby releasing and waiving any and all rights under, and by virtue of the Homestead Exemption Laws of this State

WARRANTY DEED—Short Form

RECORDED

MAY 21 1958

AT 3:54 P.M. O'CLOCK

58

EXCEPTION No. 822078

LESTER R. GOPP, Recorder

BOOK 636

R. P. McCann and Anna I. McCann

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grantor S

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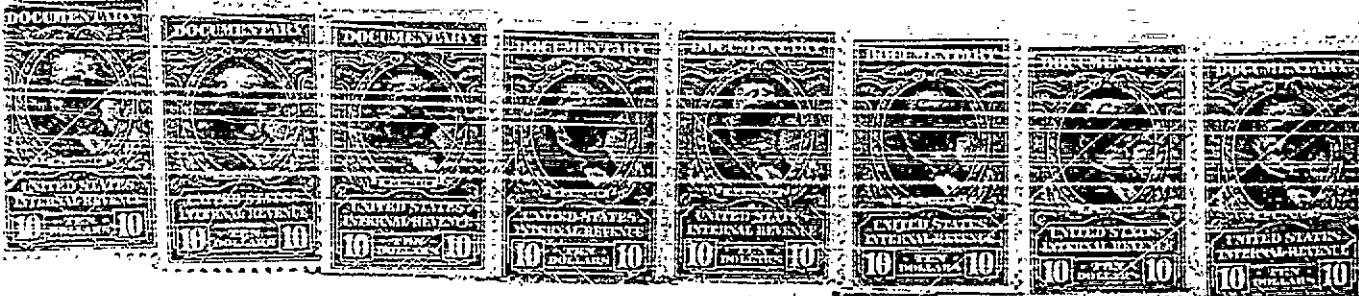
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Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.