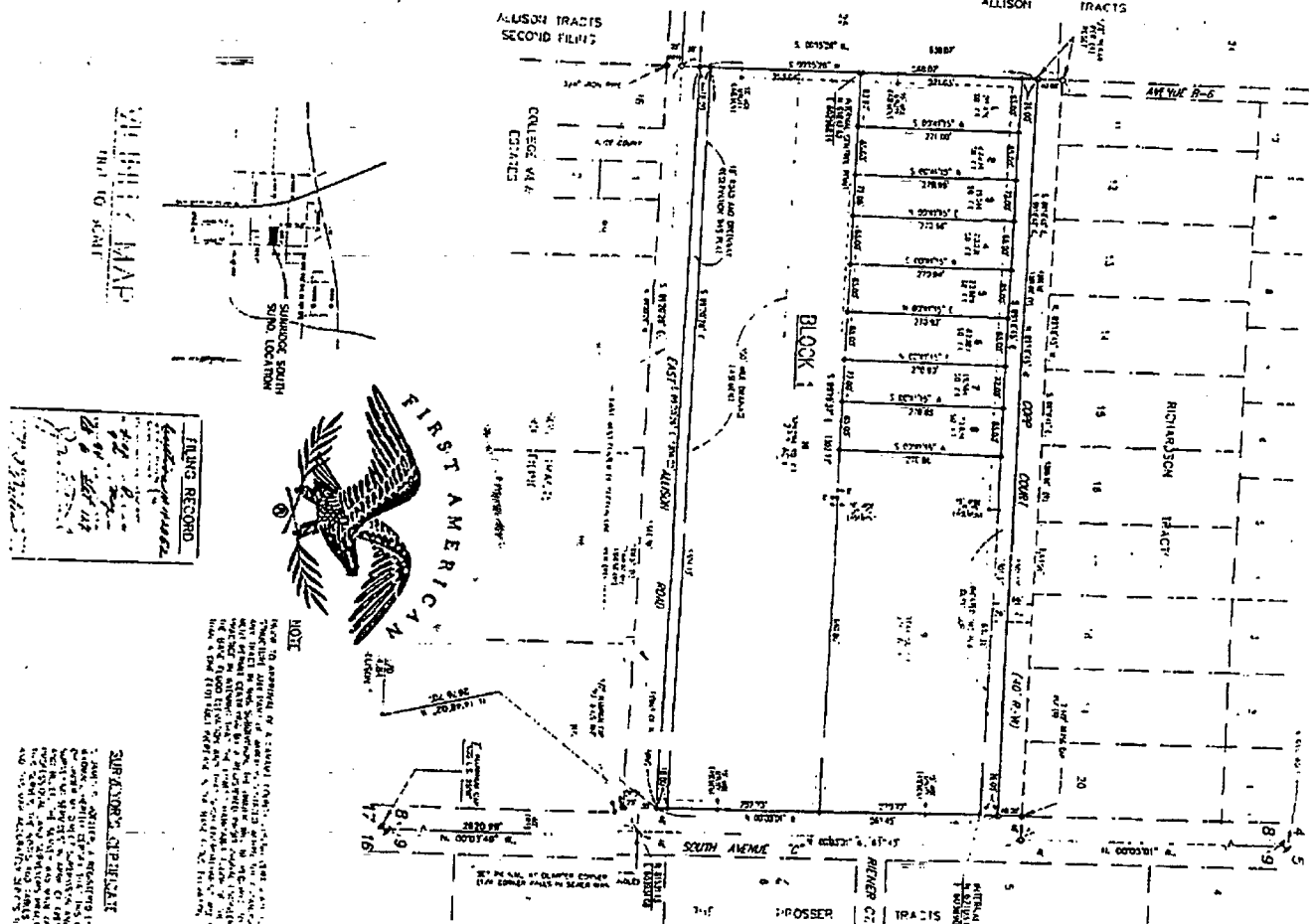




First American Title™

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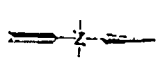


FILING RECORD
 Subdivision Map
 No. 1000
 Filed for Record
 12/15/1911



NOTE
 THIS MAP WAS PREPARED BY THE FIRST AMERICAN NATIONAL TRUST AND SAVINGS COMPANY, CHICAGO, ILL., AND IS SUBJECT TO THE GENERAL CONDITIONS OF SALE AND THE SPECIAL CONDITIONS SET FORTH HEREON.

SUBDIVISION CERTIFICATE
 I, the undersigned, being duly qualified, do hereby certify that the above described subdivision map was prepared by the First American National Trust and Savings Company, Chicago, Illinois, and is subject to the general conditions of sale and the special conditions set forth hereon.



- LEGEND**
- ROAD CORNER
 - ROAD CORNER OF NEIGHBOR
 - ROAD SECTION CORNER AS SHOWN
 - POINTS DATA FROM THE RECORD PLAN OF RICHMOND TRACT, CHICAGO, ILL.
 - POINTS DATA FROM THE RECORD PLAN OF ALLISON TRACT, CHICAGO, ILL.
 - POINTS AS PLANNED AND AS SHOWN
 - INITIAL CORNER WORK

NOTES
 MAPS OF RICHMOND AND ALLISON TRACTS, CHICAGO, ILL., AND U.S.D. RECORD PLAN AND U.S.D. RECORD PLAN AND U.S.D. RECORD PLAN.

ABSTRACT
 A portion of the south one-half of the southeast one-quarter of section 8, township 13 north, range 68 west of the first principal meridian, fourth range...

Richardson
Richardson
Richardson

ACKNOWLEDGMENT
 COUNTY OF LAKE, ILL.
 STATE OF ILLINOIS
 I, the undersigned, being duly qualified, do hereby certify that the above described subdivision map was prepared by the First American National Trust and Savings Company, Chicago, Illinois, and is subject to the general conditions of sale and the special conditions set forth hereon.

LEGAL DESCRIPTION
 A PART OF THE SOUTH ONE-HALF OF THE SOUTH ONE-QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 68 WEST OF THE FIRST PRINCIPAL MERIDIAN, FOURTH RANGE...

FINAL PLAN
SUNRIDGE SOUTH SUBDIVISION
 A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 68 WEST OF THE FIRST PRINCIPAL MERIDIAN, FOURTH RANGE...

COPY TO ASSESSOR

162983

LARAMIE COUNTY CLERK
CHEYENNE, WY.

'95 JUN 1 PM 3 14

DECLARATION OF PROTECTIVE COVENANTS
SUNRIDGE SOUTH SUBDIVISION
FILING NO.1

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

KNOW ALL MEN BY THESE PRESENTS:

That all lots lying within Sunridge South Subdivision, First Filing, a portion of the South One-Half of The Southeast One-Quarter of The Northeast One-Quarter of Section 8, Township 13 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, are now owned and held subject to all restrictions, conditions, covenants, changes and agreements, contained in the within Declaration of Protective Covenants: and that James B. Leeling does hereby covenant and agree that any subsequent grant of any of said lots shall be made subject to all covenants and conditions as set forth herein.

1. Residential Area Covenants. The residential area covenants contained herein shall apply to all lots lying within Sunridge South Subdivision, First Filing, Laramie County, Wyoming.

2. Land Use and Building Type. No lot shall be used except for residential purposes, and no building placed thereon shall be erected, altered placed or permitted to remain on any lot other than one detached dwelling, arranged, designed and intended for occupancy, and in fact, occupied by not more than one family; and said dwelling shall not exceed two and one-half stories in height. Only on-site permanent dwellings are permitted, including modular. The principal dwelling shall have a minimum fully enclosed habitable ground floor area devoted to living purposes, exclusive of basements, porches, terraces and garage, of 960 square feet, and a minimum width of 24 feet; except that where the said principal dwelling is a 1 1/2 to 2 story dwelling, the minimum ground floor requirement may be reduced to 710 square feet of ground floor area, providing

that the total living area of the 1 1/2 or 2 floors is not less than 1,150 square feet. Garage shall have a minimum of 380 square feet of ground floor area. No modular shall be constructed on lots within this subdivision unless all wheels and axles are removed and unit is set on a permanent foundation or piers with tie-downs. Doublewides will be permitted with wood siding and a composition roof and to meet all other requirements in these covenants.

3. Architectural Control. No building shall be erected, placed, or altered on any 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 quality of work, materials, harmony of external design with existing structures and as to location of such building with respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot unless similarly approved. In the event the Architectural Control Committee, or its designated representative, shall fail to approve or disapprove within thirty (30) days after plans, specifications and a plot plan have been submitted, or in the event 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.

4. Building Location. All buildings shall be erected, placed and located upon each lot in accordance with the minimum standards as established for set-back lines and location of the structures by the Board of County Commissioners, Laramie County, Wyoming.

5. Easements. Easements and right-of-way, as shown on the recorded plat, are hereby reserved in this subdivision for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephone, sewer, water or any other public or quasi-public utility service purposes, together with the right of ingress or egress at any time for the purpose of further construction or repair.

6. Nuisances. No noxious or offensive actions shall be carried on upon any lot, nor shall anything be done thereon which will be an annoyance or nuisance to the neighborhood.

7. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building, shall be used on any lot at any time as a residence, either temporary or permanent; however, a contractor, who is constructing a single family dwelling in accordance with these covenants may, during the period of construction, maintain a temporary structure on said lot for the storage of tools, equipment and materials, provided that said temporary structure shall be removed promptly upon completion of construction of said lot.

8. Signs. No signs of any kind to public view shall be displayed on any lot except professional signs, if they do not contain more than one (1) square foot of area, a sign containing not more than five (5) square feet of area for purposes of advertising the property for sale of rent, and signs used by the builder to advertise the property during the construction and sale.

9. Animals. The keeping of dogs, cats and animals shall be the responsibility of the owner of each lot, provided that such keeping shall not violate the provisions of Paragraph 6 of these Covenants, nor the regulations regarding animals as established by the Board of County Commissioners, Laramie County, Wyoming.

10. Refuse Disposal. No lot will be used or maintained as a dumping ground for rubbish or junk, specifically junk cars, unlicensed cars, appliances, et cetera. Trash and refuse shall be kept in suitable sanitary containers to be located on all lots.

11. Architectural Control Committee. The Architectural Control Committee shall be comprised of three (3) members who shall be James B. Leeling, Marilyn Thomasee, and Noel Griffith, one of the members shall act as the representative of the Committee to conduct the day-to-day business of said Committee. In the event that it shall be unable to serve, the other members may designate his successor. All members of the Architectural Control Committee shall serve in that capacity without compensation; and they shall receive no compensation for any services performed by them in their official capacity.

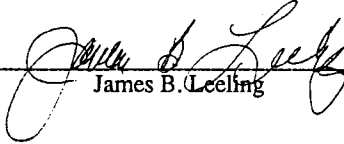
12. Duration. The Covenants, conditions, restrictions, changes and agreements contained herein shall run with the land and shall be binding upon all

parties and persons claiming under them for a period of twenty-five (25) years from the date of recording of this instrument, after which the terms of this instrument may be automatically extended for successive periods of ten (10) years unless an instrument is signed by the majority of the owners of the lots described herein, agreeing to change this instrument in whole or part.

13. **Enforcement.** Enforcement shall be by Proceedings at law or equity against any person or persons violating or attempting to violate any covenants or provisions of this instrument, either to restrain that violation or to recover damages.

14. **Severability.** Invalidation of any one of the terms or covenants of this instrument by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

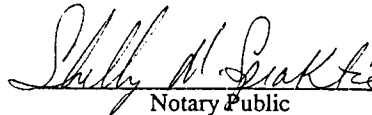
Dated this 4 day of January, 1995


James B. Leeling

State of Wyoming)
) ss
County of Laramie)

The foregoing instrument was acknowledged before me on this 4 day of January, 1995 by James B. Leeling. Witness my hand and official Seal.




Notary Public

My Commission Expires: July 14, 1997