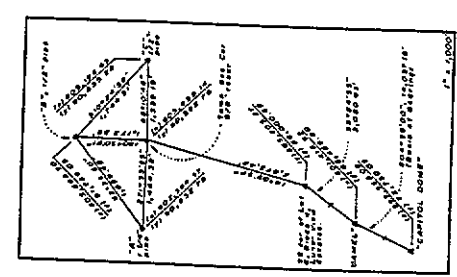




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**NOTES**

1. BEARS OF THE CITY OF CHEYENNE CAPITAL SECTION
2. ALTIMETERS AND INTERFERENCES BEARS ON CITY OF CHEYENNE SECTION
3. DISTANCES BASED ON MEASUREMENTS BY ELECTRONIC MEASUREMENTS

**LEGEND**

- A City of Cheyenne Capital Section
- Altimeters and Interferences Bears
- 20" dia. 2 1/2" long rebar with minimum 200 psi concrete
- 1 1/2" dia. 2 1/2" long rebar with minimum 200 psi concrete
- 1" dia. 2 1/2" long rebar with minimum 200 psi concrete

**NOTICES**

In accordance with the requirements of the 1977 Uniform Subdivision Act (Chapter 20, Title 24, Wyoming Statutes), the following notices are hereby given:

**NO PROPOSED PUBLIC SEWER DISPOSAL SYSTEM.**

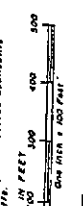
**NO PROPOSED DOMESTIC WATER SOURCE.**

**SPECIAL NOTE**

TELEPHONE SERVICE: ANY EXISTING TELEPHONE SERVICE IN EXISTENT MAINTAIN. ANY NEW SERVICE TO BE INSTALLED BY THE SUBDIVISION.

**METRIC CONVERSIONS**

One foot = 0.3048 meter  
 One acre = 0.4047 hectare  
 One inch = 25.4 millimeters



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } ss.  
 I, A.L. NUSBOR, a duly licensed Surveyor, do hereby certify that this plan of subdivision, first duly filed, was prepared from the field notes of the survey, and that the same are true and correct in all respects, and that the same were prepared in accordance with the provisions of the laws of Wyoming relating to the subdivision of land.

Witness my hand and the seal of my office, this 21st day of July, 1978, at Cheyenne, Wyoming.

A.L. NUSBOR, Surveyor

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the City of Cheyenne, Wyoming, does hereby dedicate to the public the following described lands, to-wit:

One (1) section, to-wit: Section 10, Township 12 N., Range 66 W., and also the following described lands, to-wit:

One (1) section, to-wit: Section 10, Township 12 N., Range 66 W., and also the following described lands, to-wit:

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One (1) section, to-wit: Section 10, Township 12 N., Range 66 W., and also the following described lands, to-wit:

**ACKNOWLEDGEMENT**

State of Wyoming } ss.  
 I, J. AND J. ENTERPRISES, do hereby acknowledge the foregoing dedication of land to the City of Cheyenne, Wyoming, and do hereby certify that the same were prepared in accordance with the provisions of the laws of Wyoming relating to the dedication of land.

Witness my hand and the seal of my office, this 21st day of July, 1978, at Cheyenne, Wyoming.

J. AND J. ENTERPRISES

**APPROVALS**

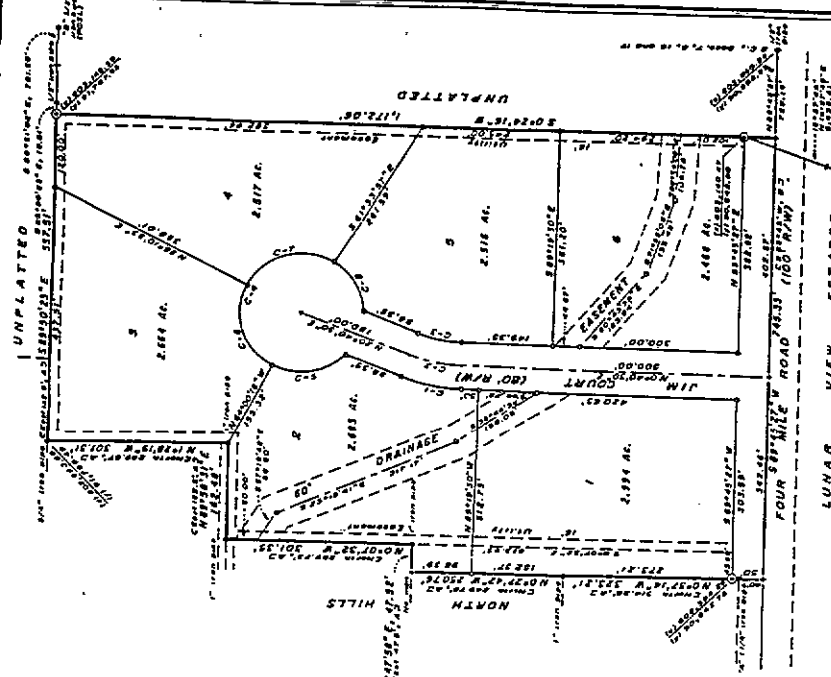
James O. Wells, Attorney  
 John F. Wells, Attorney

Addressed by the Cheyenne-Laramie County Regional Planning Commission and Board of Zoning Adjustment, 1978.



**FILING RECORD**

1978 JUL 21  
 Subdivision 538



**LUNAR VIEW ESTATES - GENERAL PLAN**

Block	Area	Curve Data
Block 1	21.00	L 21.00
Block 2	21.00	L 21.00
Block 3	21.00	L 21.00
Block 4	21.00	L 21.00
Block 5	21.00	L 21.00
Block 6	21.00	L 21.00
Block 7	21.00	L 21.00
Block 8	21.00	L 21.00
Block 9	21.00	L 21.00
Block 10	21.00	L 21.00
Block 11	21.00	L 21.00
Block 12	21.00	L 21.00
Block 13	21.00	L 21.00
Block 14	21.00	L 21.00
Block 15	21.00	L 21.00
Block 16	21.00	L 21.00
Block 17	21.00	L 21.00
Block 18	21.00	L 21.00
Block 19	21.00	L 21.00
Block 20	21.00	L 21.00
Block 21	21.00	L 21.00
Block 22	21.00	L 21.00
Block 23	21.00	L 21.00
Block 24	21.00	L 21.00
Block 25	21.00	L 21.00
Block 26	21.00	L 21.00
Block 27	21.00	L 21.00
Block 28	21.00	L 21.00
Block 29	21.00	L 21.00
Block 30	21.00	L 21.00
Block 31	21.00	L 21.00
Block 32	21.00	L 21.00
Block 33	21.00	L 21.00
Block 34	21.00	L 21.00
Block 35	21.00	L 21.00
Block 36	21.00	L 21.00
Block 37	21.00	L 21.00
Block 38	21.00	L 21.00
Block 39	21.00	L 21.00
Block 40	21.00	L 21.00
Block 41	21.00	L 21.00
Block 42	21.00	L 21.00
Block 43	21.00	L 21.00
Block 44	21.00	L 21.00
Block 45	21.00	L 21.00
Block 46	21.00	L 21.00
Block 47	21.00	L 21.00
Block 48	21.00	L 21.00
Block 49	21.00	L 21.00
Block 50	21.00	L 21.00

**PLAT OF VOLK ESTATES, First Filing**

A SUBDIVISION SITUATE IN THE 1/4 SECTION 10 OF SEC. 9, T. 12 N., R. 66 W., 60 P.M.

LARAMIE COUNTY, WYOMING

A.L. NUSBOR, LAND SURVEYOR

RECORDED IN 8, 1980 AT 2 1/2 O'CLOCK P.M.  
563515  
Reception No. JANET C. WHITEHEAD, Recorder



STATE OF WYOMING )  
                  ) SS:  
COUNTY OF LARAMIE )

WALLICK & VOLK, INC., a Wyoming corporation  
to  
THE PUBLIC

December 15, 1979

DECLARATION OF PROTECTIVE COVENANTS  
OF  
VOLK ESTATES, FIRST FILING

Know all men by these presents:

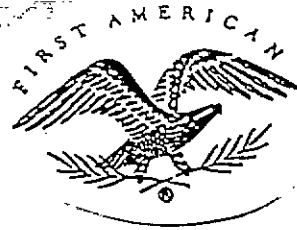
That the undersigned grantor, Wallick & Volk, Inc., a Wyoming corporation, being owners of all lands in Volk Estates, a subdivision of approximately 18.577 acres in Laramie County, Wyoming, as the same is more particularly described upon the plat map of the same, is filed for record with the County Clerk and Recorder of Laramie County, Wyoming, as the same is described in Exhibit "A" attached hereto and incorporated herein by this reference and hereby makes the following declarations as to the limitations and restrictions or uses to which said tracts may be put, hereby specifying that said declarations shall constitute covenants to run with the land, and which shall be binding on all parties having any right, title or interest in the described property or any part thereof, and shall accrue to and become binding upon all future owners of said tracts for the purpose of protecting the attractiveness and value of said tracts, and which are not intended to be merely personal.

- 1) All tracts shall be known and described as residential tracts and will be restricted to the covenants contained herein. It is intended that all tracts shall be used and occupied only as single-family residences, subject, however, to the covenants contained herein.
- 2) No structure other than one private, single-family dwelling together with a private garage and one suitable shed or barn for horses for use in connection with said single family dwelling, shall be erected, placed, or permitted to remain on any of the residential tracts. No tract may be subdivided into smaller tracts.
- 3) The principal dwelling shall have a minimum fully enclosed ground floor living area devoted to living purposes, exclusive of porches, terraces, and garage, of 1350 square feet; except that where the said principal dwelling is a 1½ or 2 story dwelling, the minimum may be reduced to 1100 square feet of ground-floor area, provided that the total living area of the 1½ and 2 floors is not less than 1800 square feet. Exterior colors and exterior construction materials of all dwellings and out buildings must first be approved, in writing, by the Architectural Control Committee. It is understood that these minimum requirements are exclusive of the basement area. All dwellings shall be constructed according to



FHA approved building requirements prevailing on the date the building is constructed, and all construction shall be new and no structure shall be moved from any location outside this subdivision onto any site in said subdivision.

- 4) No structure of temporary character, trailer, shacks, basement, tent, barracks, garage, barn or other outbuilding shall be used on any tract as a family dwelling either temporarily or permanently. No mobile home shall be converted to a permanent dwelling on any site without the approval of the Architectural Control Committee.
- 5) No building shall be located on any tract nearer than 40 feet from the front lot line and 25 feet from the side and rear lot lines. Reverse lots shall afford a 30 foot side yard clearance to the street side.
- 6) No trade, business, manufacture, sales or commercial use, nor nuisance of any kind, or unlawful activity shall be carried on or permitted upon said premises.
- 7) Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of a type approved by the State of Wyoming Department of Public Health. No building construction shall be commenced on any tract until the sewage disposal permit has been obtained from the City-County health authorities. No septic tank or field system shall be nearer than 25 feet to any property line except with the consent of the appropriate health officials of the County and State; and no sewage, waste water, trash, garbage, or other debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the subdivision. No outside toilets shall be permitted on any tracts in this subdivision. All toilet facilities must be a part of the residence and shall be of the modern flush type and connected to a proper septic tank system.
- 8) Vehicles which are not in running condition or are in a state of disrepair shall not be parked on the street in front of a residence or on the front driveway or on any parking area between the front building line of any residence and the street for a period of more than 72 hours at any one time or as a repeated matter of practice.
- 9) No tract shall be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, etc. Trash, garbage, or other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept clean and in a sanitary condition. Burning trash or garbage shall not be permitted.



- 10) Easements and rights-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 purpose, together with the right of ingress and egress at any time for the purpose of further construction and repair.
- 11) No sign of any kind shall be displayed to the public view on any tract except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by builders of not more than 32 square feet, to advertise the property during the construction and sales period.
- 12) No more than four (4) household pets may be kept on any one tract, and no more than two horses with adequate stable facilities shall be kept, raised or bred on any tract; nor may any guineas or poultry of any kind be kept on any tract. 4-H projects are permitted but must not be more than one (1) calf or lamb per tract, and no swine.
- 13) No structure of any kind shall be moved onto any tract.
- 14) The grantor reserves to itself all oil, gas and minerals of every sort and description.
- 15) Enforcement shall be by any proceeding at law or in equity against any person violating or attempting to violate the aforesaid provisions, restrictions, and covenants, either to restrain violations or to recover damages, or both.
- 16) These covenants are to run with the land and shall be binding on all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the tracts has been recorded agreeing to change said covenants in whole or in part.
- 17) Invalidation of any one of these provisions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 18) The grantor shall create a three-member committee whose responsibility shall be to review all plans for construction of buildings and other improvements within Volk Estates. The initial members of the committee shall be Roy J. Volk, James D. Volk and John F. Volk.

18 a) The committee shall be known as the Architectural Control Committee for Volk Estates and the members thereof shall serve until their successors are appointed by the grantor, or replaced by a majority vote of successors in interest to a



majority of the acreage covered by these covenants.

18 b) An affirmative vote of two members of the Architectural Control Committee shall be determinative.

19) The Architectural Control Committee shall review all proposed building plans prior to any construction being commenced. The Committee shall review the proposed architectural style, building size and quality of construction in order to ensure a consistent standard of high quality throughout the development. No building construction shall be commenced without prior written approval of the Architectural Control Committee.

Executed this 15th day of December, 1979.

(S E A L)

By: WALLICK & VOLK, INC.

Attest:

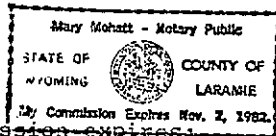
By: Roy J. Volk  
Roy J. Volk, President

John F. Volk  
John F. Volk, Secretary

STATE OF WYOMING )  
COUNTY OF LARAMIE ) ss

On this 15th day of December, 1979, before me personally appeared Roy J. Volk and John F. Volk, to me personally known, who, being by me duly sworn, did say that they are the president and secretary of Wallick and Volk, Inc. and that 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 by authority of its Boards of Directors, and said president and secretary acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 15th day of December, A.D. 1979.



Mary Mohatt  
Notary Public

My commission expires



EXHIBIT "A"

Volk Estates, First Filing, a Subdivision of  
S½S½SE½ Section 8, Township 14 North, Range 66  
West of the 6th P.M., Laramie County, Wyoming.