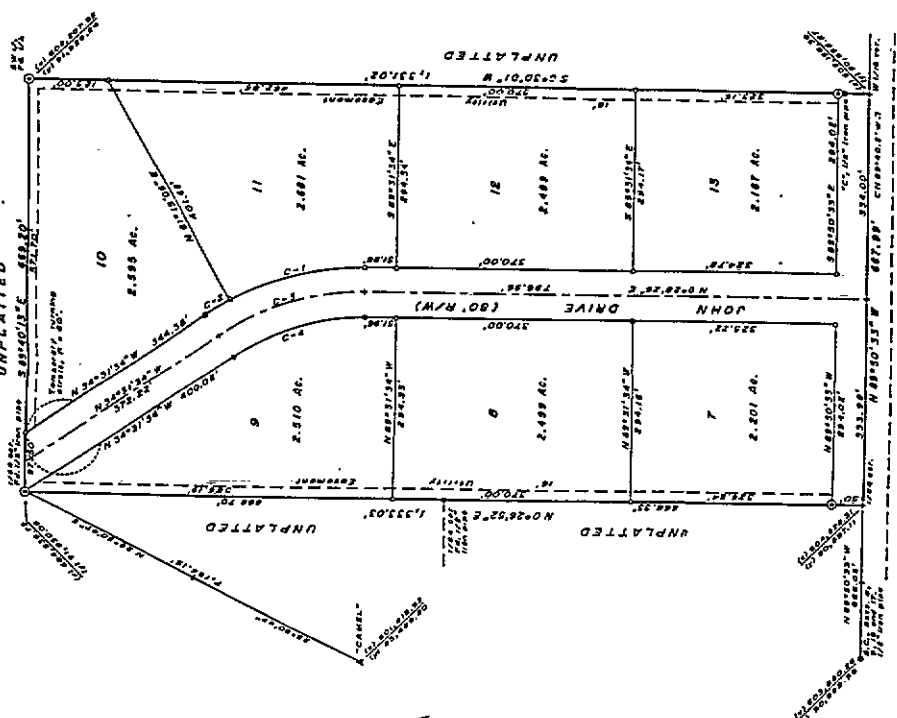




First American Title™

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**CURVE DATA**

Curve	Stationing	Ch. Bk.	Seq.
C-1	2813.00	42.31	2/17 88.8'
C-2	5448.00	42.31	2/17 88.8'
C-3	5448.00	42.31	2/17 88.8'
C-4	5448.00	42.31	2/17 88.8'
C-5	5448.00	42.31	2/17 88.8'
C-6	5448.00	42.31	2/17 88.8'

- LEGEND**
- A City of Cheyenne utility station
  - B Monument (see sheet) found
  - C 5/8" dia. x 40" long rebar with aluminum cap
  - D "Filled" iron pipe with brass cap
  - E Limits of 10' utility easement
  - F Limits of 10' utility easement
  - G 10' utility easement
  - H 10' utility easement
  - I 10' utility easement
  - J 10' utility easement
  - K 10' utility easement
  - L 10' utility easement
  - M 10' utility easement
  - N 10' utility easement
  - O 10' utility easement
  - P 10' utility easement
  - Q 10' utility easement
  - R 10' utility easement
  - S 10' utility easement
  - T 10' utility easement
  - U 10' utility easement
  - V 10' utility easement
  - W 10' utility easement
  - X 10' utility easement
  - Y 10' utility easement
  - Z 10' utility easement

**METRIC CONVERSIONS**  
 One foot = 0.3048 meter  
 One acre = 0.4047 hectares  
 One inch = 25.4 millimeters  
 One mile = 1.6093 kilometers  
 One square foot = 0.0929 square meters

**SPECIAL NOTE**  
 TELEPHONE SERVICE - Additional charges may be assessed applicants according to current Mountain Bell tariffs.

**CERTIFICATE OF SURVEYOR**

I, R. L. HUOSON, a Land Surveyor, registered in the State of Wyoming, do hereby certify that this plat of said Lots 7, 8, 9, 10, 11, 12, and 13, and the utility easements thereon, was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor in the State of Wyoming.

**ACKNOWLEDGEMENT**  
 State of Wyoming }  
 County of Laramie } ss.  
 On this 14th day of July, 1978, before me, a Notary Public, James D. Veale and John F. Veale, do appear James D. Veale and John F. Veale, in his own right, being Decision and acknowledgment of the above described lots and utility easements, and they acknowledged to me that they are the owners of the above described lots and utility easements and that they executed the foregoing plat of said lots and utility easements as their free and voluntary act and deed.

**APPROVALS**  
 James D. Veale, partner  
 John F. Veale, partner

**APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING**

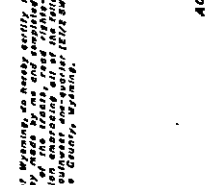
**APPROVED BY THE CHIEF ENGINEER OF THE STATE OF WYOMING**

**APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING**

**NOTES**

- Each of Station 40 shown on the General Plat, City of Cheyenne Datum.
- Allotments and coordinates based on City of Cheyenne Datum.
- Distances based on measurements by electronic means.

**NOTICES**  
 In accordance with the requirements of the 1978 Wyoming Subdivision Law (W.S. 2-2-101) and the provisions of the Wyoming Statutes, notice is hereby given that the proposed public sewage disposal system and proposed domestic water source are being proposed for the above described lots and utility easements.



**DEDICATION**  
 BEFORE ALL MEN BY THESE PRESENTS, that J and J Enterprises, a partnership, do hereby dedicate to the public the above described lots and utility easements for the use of the public for the purpose of the proposed public sewage disposal system and proposed domestic water source, and that the same shall be held for the use of the public forever, and that the same shall be subject to the same laws and regulations as other public property.

**APPROVALS**  
 James D. Veale, partner  
 John F. Veale, partner

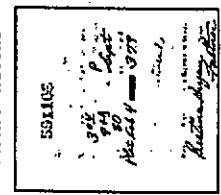
**APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING**

**APPROVED BY THE CHIEF ENGINEER OF THE STATE OF WYOMING**

**APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING**

**VOLK ESTATES, Second Filing**  
 A SUBDIVISION OF THE E1/2 SW1/4 SW1/4 OF SEC. 9, T. 14 N., R. 68 W., 68 P.M.  
 LARAMIE COUNTY, WYOMING

R. L. HUOSON - LAND SURVEYOR  
 Cheyenne, Wyoming  
 July 1978  
 JOB NO. 78-1018



Rw

Residues including a preference,  
inclusion or distribution based  
on sex, color, religion, sex, handicap,  
family status, or marital status are  
hereby deleted to the extent such  
residues violate 42 USC 3604(b).



RECORDED 1.11.1991 AT 4:52 O'CLOCK P.M.  
719168  
BY MISS J. J. WHELAN, CLERK OF DISTRICT COURT

STATE OF WYOMING )  
                          ) SS:  
COUNTY OF LARAMIE )

WALICK & VOLK, INC., A Wyoming corporation  
to  
THE PUBLIC

DECLARATION OF PROTECTIVE COVENANTS  
OF  
VOLK ESTATES, SECOND 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  $1\frac{1}{2}$  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  $1\frac{1}{2}$  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 judgement 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 Marquie 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 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 4<sup>th</sup> day of October, 1983

( S E A L )

By: WALLICK & VOLK, INC.

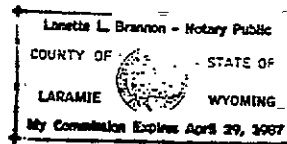
Attest:

By: [Signature] PRES.

[Signature]  
John F. Volk  
Secretary

[Signature]  
James D. Volk

[Signature]  
Hap Larson



[Signature]  
Loretta L. Brannon  
Notary Public  
October 4, 1983

State of Wyoming )  
County of Laramie ) ss.

The foregoing was acknowledged before me by James D. Volk,  
John F. Volk and Hap Larson  
this 4th day of October, 1983.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission expires April 29, 1987

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BOOK 1188



EXHIBIT "A"

Volk Estates, Second Filing, a Subdivision of  
the E-SW-SW $\frac{1}{4}$  of Section 9, Township 14 North,  
Range 66 West of the 6th P.M., Laramie County,  
Wyoming

BOOK 1188

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