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The State of Wyoming } ss
 County of Laramie } SURVEYOR'S CERTIFICATE

I, Malcolm D. Martin of Cheyenne, Wyoming, hereby certify that this plat of WESTERN HILLS, FOURTH FILING, Laramie County, Wyoming, was made from notes taken during an actual survey made under my direction in April, 1960; that it accurately represents the lots and blocks, as marked on the ground by iron pipe set at all block corners and iron spikes set at all other lot corners, and that the land embraced in this subdivision is all that part of the S1/2 of Section 13, T.14 N., R.67 W., 6th P.M., Laramie County, Wyoming, containing 14.02 acres, more or less, and being more particularly described as follows: Beginning at the southeasterly corner of Western Hills, Third Filing, from which point the southwest corner of said Section 13 bears S 68° 01' W, a distance of 2183.30 feet; thence N 29° 51' W, along the east boundary of Western Hills, Third Filing, a distance of 601.34 feet to a point; thence N 60° 09' E, a distance of 350.61 feet to a point of curve; thence on a curve to the right whose radius is 854 feet and whose long chord bears N 76° 41.49' E, a distance of 486.29 feet to a point on the west R/W line of Interstate Highway No. 25, as laid down and recorded in the office of the State Highway Commission as of April 1st, 1960; thence on a curve to the right, whose radius is 11,309.19 feet and whose long chord bears S 4° 25.83' W, a distance of 1191.53 feet to the point of tangent; thence S 7° 27' W, continuing along said R/W line, a distance of 80 feet to a point; thence on a curve to the right, whose radius is 418.51 feet and whose long chord bears N 57° 28' W, a distance of 354.85 feet to the point of tangent; thence N 32° 23' W, a distance of 285.29 feet to a point; thence N 48° 35' E, a distance of 80.35 feet to the point of beginning.

Malcolm D. Martin
 Wyo. Reg. No. 226

DEDICATION

Know all men by these presents that Western Hills, Inc., a corporation organized and existing under the laws of the State of Wyoming, owner in fee simple of the lands embraced in this plat and description of WESTERN HILLS, FOURTH FILING, does hereby declare the subdivision of said land, as appears on this plat, to be its free act and deed and in accordance with its desire, and does hereby dedicate to the public forever all of the streets and easements shown hereon, and by action of its Board of Directors the President and Secretary have been authorized to execute this dedication on behalf of said corporation.

Attest: [Signature] Secretary
J. F. [Signature] President
 WESTERN HILLS, INC.
 Notary Public

ACKNOWLEDGEMENT

The State of Wyoming } ss
 County of Laramie }
 On this 22nd day of April, A.D. 1960, before me, a Notary Public in and for the State of Wyoming, personally appeared J. F. Powers and A. K. Morley Jr., to me known to be the President and Secretary, respectively, of Western Hills, Incorporated, and acknowledged that they had executed the foregoing dedication to be the free act and deed of said corporation and for the purpose therein mentioned. In Witness Whereof I have hereunto set my hand and affixed the seal of my office the day and year first above written.

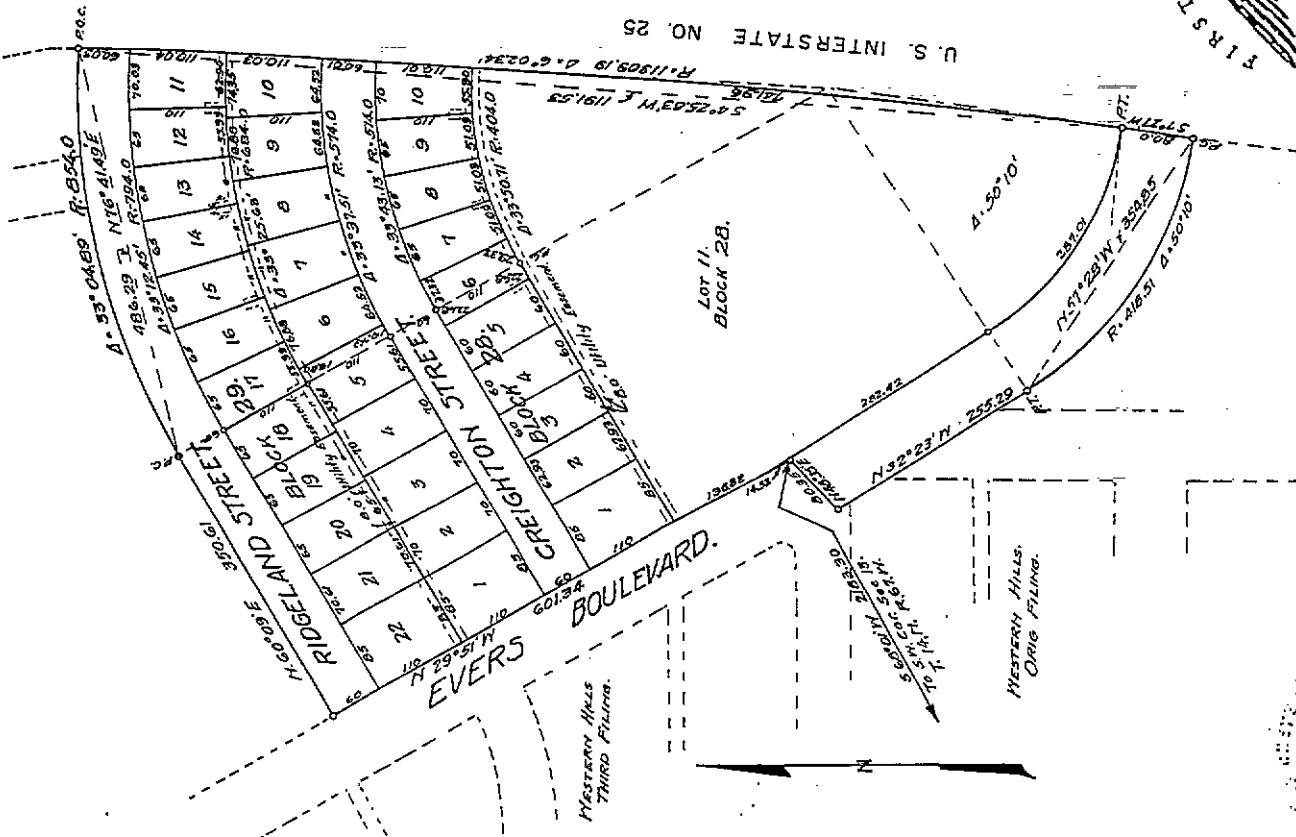
My commission expires June 30, 1963

Catherine D. [Signature]
 Notary Public
 Residing at [Address]

WESTERN HILLS, FOURTH FILING
 Subdivision of Part of the South Half
 Section 13, T.14 N., R. 67 W., 6th P.M.

Laramie County, Wyoming

Scale 1" = 100'
 Note - Curved lot lines are chord lengths.



APPROVALS

Approved by the City Commissioners of the City of Cheyenne this 22nd day of April, A.D., 1960.

[Signature] City Clerk
[Signature] Mayor

Approved by the Board of County Commissioners of Laramie County, Wyoming this 3rd day of March, A.D. 1960.





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WESTERN HILLS CO.,
A Wyoming Corporation

DECLARATION OF PROTECTIVE
COVENANTS

in re

Dated May 13, 1960

WESTERN HILLS,
FOURTH FILING

Recorded May 16, 1960 at
2:25 P.M.

(PLAT 186, OFFICE OF COUNTY CLERK, LARAMIE COUNTY, WYOMING)

KNOW ALL MEN BY THESE PRESENTS: The undersigned being the present owners of the lots in Western Hills, Fourth Filing, an Addition to the City of Cheyenne, Laramie County, Wyoming, being a part of the South Half of Section Thirteen in Township 14 North, Range 67 West of the Principal Meridian, do hereby covenant and agree that all of the premises herein contained are held subject to and with the benefit of all the restrictive conditions, covenants, changes and agreements contained in the Within Declaration of Protective Covenants, and they do hereby further covenant and agree that any subsequent grants of any of the lots now owned by them shall be subject to the covenants and restrictions hereinafter set forth:

1. All lots shall be used for residential purposes only (except for Lot 11 in Block 28 which shall be used for a school and school purposes) and no structure shall be erected on any lot or building plot other than a one-family dwelling house and a private garage for not more than two cras. All buildings placed on any lot shall be constructed thereon new and no old buildings or structures or parts of old buildings or structures shall be placed on any lot or made a part of any building or structure on any lot.

2. No dwelling shall be erected on any lot or building plot until the quality of workmanship and materials, building plans, specifications, and plot plan showing the location thereof upon the premises shall have been approved, in writing, by a majority vote of not less than two (2) of a committee of three (3) members to be composed of Harold R. Moreland and J.F. Powers and A. K. Morley, Jr. Said committee shall serve for a period of ten (10) years. In the event of death or resignation of any member, the remaining member or members shall have the right to appoint other members to said committee. The said committee may designate a representative to act for it.

3. No building shall be located on any residential lot or building plot nearer than 25 feet to the front lot line, nor nearer than 5 feet to the sidelines thereof, nor nearer than 20 feet to the rear lot line except that this last restriction shall not apply to garages. In event a building shall be turned on a corner lot to face the side street, the set back line at the front of the lot shall be 5 feet greater than the set back of the adjoining building and the set back line on the side street shall be 25 feet. Front yard fences shall not be located nearer than buildings to the front lot line and on corner lots not nearer the side street than 25 feet. There is hereby reserved along the rear 8 feet of each lot an easement for utility lines and drainage, and

Restrictions on the use of the lots in Western Hills, Fourth Filing, at Cheyenne, Wyo., are hereby declared to be subject to the restrictive conditions herein set forth.



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there hereby is reserved along the 5 feet at each side of each lot an easement for utility lines and drainage; provided that the owners may use the surface of the lots subject to the foregoing easements for any purposes (including for fences, sidewalks and driveways, but not for buildings) which do not interfere with the stated use of the easements.

4. No structure or facility, other than a dwelling constructed in keeping with the covenants herein, shall be used as a residence either temporarily or permanently.

5. No dwelling shall be constructed which shall contain a habitable floor rear (exclusive of basement, porches and garages), of less than 1,000 square feet, except that this minimum requirement shall be not less than 1200 square feet for Lot 1 in Block 28 and Lots 1 and 22 in Block 29. At least thirty per cent (30%) of the outer wall surfaces (exclusive of gables and windows) of all one story dwellings and garages and of the ground floor of all multiple story dwellings, and all of the lower level of such outer wall surfaces of tri-level homes, shall be constructed of brick, stone, concrete blocks or cinder block construction or combinations thereof, or of veneer construction thereof.

6. No business, trade or profession shall be carried on nor shall any noxious, illegal or offensive activity be carried on which may become an annoyance or nuisance to the neighborhood.

7. No animals or poultry of any kind shall be bred or raised or kept or maintained, except that ordinary house pets may be kept.

8. Mining and mineral prospecting and discovery and development of all kinds is forbidden.

9. 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.

10. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

11. 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 ten 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 part.

Dated this 13th day of May, 1960.

Signed: WESTERN HILLS CO.,
A Wyoming Corporation
By: J.F. Powers, President
Attest: A.K. Morley, Jr., Secretary

Corporate Seal

Acknowledged May 13th, 1960 by J. F. Powers, President of Western Hills Co., a Wyoming corporation, to be the free act and deed of said corporation before Mabel Johnson, Notary Public, Laramie County, Wyoming. (Notarial Seal)
Commission expires September 5, 1960.
Reception No. 898286.

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