

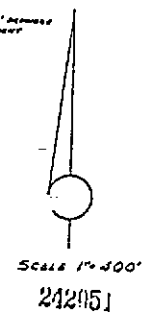
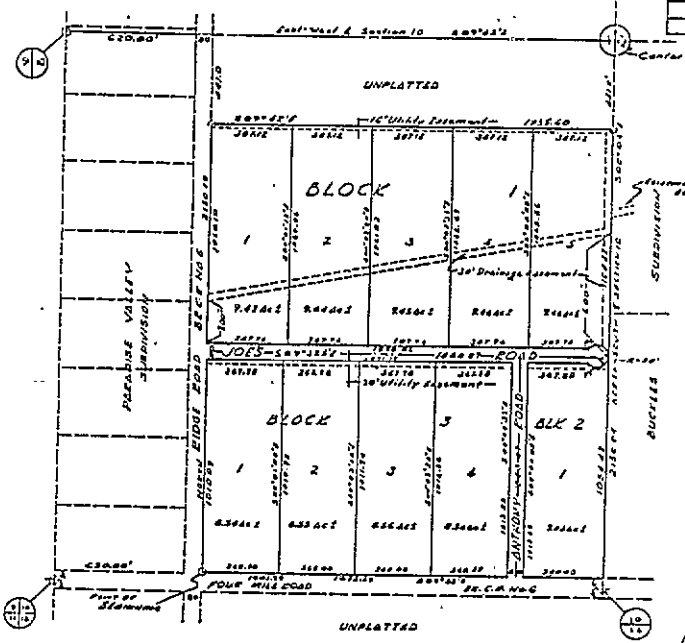


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TABLE OF ENDS			
LINE	ENDS	BEGINNING	DISTANCE
1	5	N41°34'30"W	87.44
2	1	N41°34'30"W	87.44



The State of Wyoming
County of Laramie
This instrument was filed for record
at 3:30 P.M. on the
7th day of December
A.D. 1972 and is hereby certified to
be a true and correct copy of the
original as filed in my office
this 11th day of December 1972
John E. Kelley
County Clerk & Ex-Officio Judge of Laramie
County

DEDICATION

Know all men by these presents, that KENNETH E. WOOLSEY and ANN KRISTINE WOOLSEY, husband and wife, owners in fee simple of the land embraced in this Plat of WOOLSEY TRACTS, do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever all of the Straits and Easements shown hereon.

Witness my hand and seal this 7th day of December 1972.
Kenneth E. Woolsey
Ann Kristina Woolsey

ENGINEER'S CERTIFICATE

STATE OF WYOMING
COUNTY OF LARAMIE } SS

I, E. PHILIP KELLEY, a Professional Engineer and Land Surveyor registered in the State of Wyoming, hereby certify that this plat of WOOLSEY TRACTS was made from notes taken using an actual survey made by me on the land described herein and that this plat correctly and accurately shows the Lots, Blocks, Easements and Easements as marked on the ground by 1/2 inch iron pipe set at all lot and block corners and point of curvature and that further certified that the land embraced within the subdivision is described as follows, a portion of the SW 1/4 of Section 10, T-14-N, R-6-W, 6th P.M., Laramie County, Wyoming, unincorporated within Wyoming at a point where the east right-of-way line of Edgemoor Road (Branch of County Road No. 6) intersects a line 50 feet north of and parallel to the south boundary of said Section 10, which line being the north right-of-way line of Four Mile Road (Branch of County Road No. 2) and which point being set out 700 feet east of the west boundary of said Section 10, thence north along the east right-of-way line of said Edgemoor Road and parallel to the west boundary of said Section 10, a distance of 2150.19 feet to a point; thence S 89° 42' E, parallel to the east-west centerline of said Section 10, a distance of 1915.6 feet to a point on the north-south centerline of said Section 10; thence S 00° 0' E along the north-south centerline of said Section 10, a distance of 248.84 feet to a point on the north right-of-way line of said Four Mile Road (Branch of County Road No. 2); thence N 09° 33' W along the north right-of-way line of Four Mile Road (Branch of County Road No. 2), parallel to and 50 feet distant from the south boundary of said Section 10 a distance of 1915.6 feet to the point of beginning bounding 45.40 acres more or less.

E. Philip Kelley
Wyoming Reg. No. 338

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }
This foregoing instrument was acknowledged before me this 7th day of December 1972, Witness my hand and official seal.

Edward P. Kelley
Notary Public



WOOLSEY TRACTS

A SUBDIVISION OF
A PORTION OF THE SW 1/4 OF SECTION 10,
T-14-N, R-6-W, 6TH P.M. LARAMIE COUNTY
WYOMING

APPROVALS

Approved by the Board of County Commissioners of Laramie County this 7th day of December, 1972.
Bunny Clark
Chairman of the Board



E. R. KELLEY ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS
INTERMEDIATE ENGINEERS
SIX WEST FIFTH STREET PHONE 309 436 2000
CHEYENNE, WYOMING 82001

DECLARATION OF PROTECTIVE COVENANTS ON CERTAIN LANDS, HEREIN
 DESCRIBED, IN TOWNSHIP 14 NORTH - RANGE 66 WEST

THIS INDENTURE, made this 9th day of SEPTEMBER
 1965, by and between the undersigned owners of land described
 herein, for their mutual benefit and protection, does hereby
 impose on said lands by unanimous consent the following protective
 covenants and restrictions on the use and occupancy thereof, such
 covenants to be considered and construed as inseparably connected
 with and to said property, and as covenants running with the
 lands herein described, binding upon the undersigned and their
 successors in interest, heirs, personal representatives, grantees
 and assigns.

The undersigned do hereby covenant that they, or any of
 them, will not at any time hereafter, convey or otherwise dispose
 of any land included in the property herein described, except
 upon and subject to such restrictions and conditions as are
 herein mentioned.

Said covenants thus imposed on the lands hereinafter
 described by the undersigned owners thereof are as follows:

- A. No noxious or offensive trade or activity, including wrecking yards, shall be established on any of the lands herein described, nor shall anything be done thereon which may be, or become, an annoyance or nuisance in the judgment of the parties hereto, their heirs and successors.
- B. No trailer, basement, tent, shack, garage, barn or other outbuildings shall at any time be used as a residence, ~~temporarily or permanently, nor shall any structure of a temporary character be used as a residence.~~ No unsightly structures or those which may constitute a nuisance shall be erected or maintained. No trailer courts or tourist camps shall be allowed.
- C. None of the lands described herein shall be used in any manner for storage, deposit or dumping of municipal, public or private waste materials, trash, garbage, refuse, junk, scrap iron, used cars, concrete, steel, wire, plaster, lumber, rock, dirt, debris, or any other property of like nature.
- D. These covenants are to run with the land and shall be binding on all the parties hereto and all persons claiming under them, until January 1, 1995, at which time said covenants shall be automatically extended for successive periods of ten years. They may be changed in whole or in part at any time by a vote of the majority of the then owners of the property. Any conveyance hereafter made shall be subject to the covenants herein set forth, whether set forth in the deed or omitted therefrom.



BOOK 863

RECORDED JAN 15 1968 AT 3:10 O'CLOCK PM

239

EXCEPTION NO. 137740 JOHN B. HUISMAN, Recorder

DECLARATION OF PROTECTIVE COVENANTS

THIS INDENTURE, made this 10th day of January, 1968, by and between the undersigned owners of land described herein, for their mutual benefit and protection, does hereby impose on said lands by unanimous consent the following protective covenants and restrictions on the use and occupancy thereof, such covenants to be considered and construed as inseparably connected with and to said property, and as covenants running with the lands herein described, binding upon the undersigned and their successors in interest, heirs, personal representatives, grantees and assigns.

THE UNDERSIGNED DO HEREBY COVENANT, that they, or any of them, will not at any time hereafter, convey or otherwise dispose of any land included in the property herein described, except upon and subject to such restrictions and conditions as are herein mentioned.

SAID COVENANTS THUS IMPOSED, on the lands hereinafter described by the undersigned owners thereof are as follows:

(a) No noxious or offensive trade or activity, including wrecking yards, shall be established on any of the lands herein described, nor shall anything be done thereon which may be, or become, an annoyance or nuisance in the judgment of the parties hereto, their heirs and successors.

(b) No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(c) No unsightly structure or those which may constitute a nuisance shall be erected or maintained and no trailer courts or tourist camps shall be constructed upon the property.

(d) None of the lands described herein shall be used in any manner for storage, deposit or dumping of municipal, public or private waste materials, trash, garbage, refuse, junk, scrap iron, used cars, concrete, steel, wire, plaster, lumber, rock, dirt, debris or any other property of like nature.

THESE COVENANTS, shall run with the land and shall be binding on all the parties hereto and all persons claiming under them, until January 1, 1995, at which time said covenants shall be automatically extended for successive periods of ten years. The covenants may be changed in whole or in part at any time by a vote of the majority of the ten owners of the property. Any conveyance hereafter made shall be subject to the covenants herein set forth, whether set forth in the Deed or omitted therefrom.

IF THE PARTIES HERETO, or any of them, or their heirs, grantees, assigns or successors in interest, shall violate, or attempt to violate any of the conditions herein, it shall be lawful for any other person or persons owning any of the property herein described to prosecute any proceeding at law or in equity against those persons violating, or attempting to violate, any such covenant, and either prevent them from so doing or recover damages for such violation.



BOOK 940

RECORDED JAN 7 1972 AT 3:31 O'CLOCK P.M.
RECEPTION NO. 242052 JOHN E. HUISMAN, Register

529

KENNETH K. WOOLSEY and ANN KRISTINE WOOLSEY
Husband and Wife
Owners in fee simple of
WOOLSEY TRACTS

to

THE PUBLIC



DECLARATION OF PROTECTIVE COVENANTS
OF WOOLSEY TRACTS

KNOW ALL MEN BY THESE PRESENTS, That all tracts lying within Woolsey Tracts, a subdivision of a portion of the SW $\frac{1}{4}$ of Section 10, Township 14 North, Range 66 West, of the 6th P.M., in Laramie County, Wyoming, are now owned and held subject to all the restrictions, conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants, and Kenneth K. Woolsey and Ann Kristine Woolsey being the owners of all of said tracts, do hereby covenant and agree that any subsequent grants of any of said lots shall be made subject to the following covenants and restrictions:

1. All tracts in all blocks in said subdivision shall be known and described as residential tracts and will be restricted by the covenants contained herein. It is intended that these residential tracts shall be used and occupied as small ranches or ranchettes and that the owners will have full enjoyment of these ranchettes, subject, however, to the covenants contained herein.
2. An Architectural Control Committee for Wyoming Ranchettes is constituted. This committee is composed of Edward F. Murray, Jr., E. Philip Kelley and Paul Godfrey. Its mailing address is P.O. Box 1388, Cheyenne, Wyoming. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member, 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 of any kind for services performed pursuant to this covenant.
3. No building shall be erected, placed or altered on any residential tract until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans, specifications and 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. No structure other than one private single family dwelling together with a private garage and suitable barn or shed 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 within a designated block may be subdivided into smaller tracts.
5. No structure of a temporary character, trailer, basement, tent, shack, barracks, garage, barn or other out-building shall be used on any tract as a family dwelling, either temporarily or permanently. However, this covenant shall not restrict a building contractor or land developer from maintaining a temporary office, tool shed, lumber shed and/or sales office for



the purpose of erecting and selling dwellings; provided that the Architectural Control Committee shall have the authority to order the removal of said temporary structures whenever, in their sole discretion, the same have been on the premises an unreasonable length of time.

6. The principal dwelling shall have a minimum fully enclosed floor area devoted to living purposes, exclusive of porches, terraces and garage, of 1,300 square feet; except that where the said principal dwelling is a 1½ or 2 story dwelling, the minimum may be reduced to 1,000 square feet of ground floor area, providing that the total living area of the 1½ or 2 floors is not less than 1,500 square feet. The principal dwelling shall be constructed of not less than 60 percent brick or stone.
7. No building shall be located on any tract nearer than thirty (30) feet of the front lot line.
8. No business nor activity of a noxious nature may be conducted upon any tract in this subdivision, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the neighborhood.
9. Individual water systems and individual sewage disposal systems shall be constructed in a manner which meets the requirements of the Wyoming Department of Health and the City-County Health Unit, Division of Environmental Health. No septic tank or field system shall be nearer than ten (10) feet to any building plot line except with the consent of the appropriate health officials of the County and State, and no sewage, manure, trash, garbage or debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the subdivision. No outside toilets or privies shall be permitted on any tract in this subdivision. All toilet facilities must be a part of the residence or garage and shall be of a modern flush type and connected with a proper septic tank system.
10. No tract will be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, et cetera. Trash, garbage or other waste shall be kept only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.
11. No sign of any kind shall be displayed to the public view on any residential tract except one sign of not more than five square feet advertising the property for sale or rent, or except signs used by a builder to advertise the property during the construction and sales period.
12. 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, telephones, sewer, water or any other public quasi public utility service purposes, together with the right of ingress and egress at any time for the purpose of further construction and repair.
13. 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 (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.
14. Enforcement shall be any proceeding at law or in equity against any person or persons violating or attempting to violate the provisions, restrictions, conditions and covenants, either to restrain violations or to recover damages, or both.

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

Date this 7th day of January, 1972.

Witness [Signature] [Signature]
Kenneth K. Woolsey

Witness [Signature] [Signature]
Ann Kristine Woolsey

The foregoing instrument was acknowledged before me this 7th day of January, 1972.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: July 27, 1975
Phyllis A. Simola - Notary Public
County of Laramie State of Wyoming
My Commission Expires July 27, 1975

