DECLARATION OF PROTECTIVE COVENANTS ON CERTAIN LANDS.

THIS INDENTURE, made this 27th day of SEPTEMBER 1965, by and between the undersigned owners of land described herein, for their mutual benefit and protection, do 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 garbage yards, shall be established on any of the lands herein described, nor shall anything be done therein 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.
E. If the parties hereto, or any of them, or their heirs, successors, assigns or successors in interest, shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the property herein described to prosecute any proceedings at law or in equity against those persons violating, or attempting to violate, any such covenant and either prevent him or them from so doing or recover damages for such violation.

The lands in Township 140 - R. 66W, on which these covenants are hereby imposed, and the owners thereof, are as follows:

<table>
<thead>
<tr>
<th>OWNER</th>
<th>DESCRIPTION IN T. 140 - R. 66W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Averill H. Weyler</td>
<td>Sec. 61, T-140, R. 66W</td>
</tr>
<tr>
<td></td>
<td>All Secs. 1-8, 12-13 in T-140, R. 66W, All.</td>
</tr>
<tr>
<td></td>
<td>and Sec. 9, except the 41, 42, 43 in T-140, R. 66W</td>
</tr>
</tbody>
</table>

Subscribed and sworn to before me, a Notary Public, this 26th day of September, 1963.

Notary Public

My Commission expires December 30, 1958
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 therein 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.
THE LANDS, upon which these covenants are imposed are described as follows:

Township 14N, Range 66W, Laramie County, Wyoming
N 1/2 of Section 2
All of Section 10
All of Section 11

Kenneth K. Woolsey

Ann Kristine Woolsey

STATE OF WYOMING

COUNTY OF LARAMIE

The foregoing instrument was acknowledged before me this day of January, 1968. Witness my hand and official seal.

My Commission Expires:

12-27-68

[Signature]
Notary Public
KENNETH K. WOOLSEY and ANN KRISTINE WOOLSEY
Husband and Wife
Owners in fee simple of
WOOLSEY TRACTS

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^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 sub-
sequent 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 single 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 1308, 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 specifi-
cations 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,
barn, tent, shack, barrack, garage, barn or other out-
business 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
1 floor area devoted to living purposes, excluding garages, carports
and garage, of 1,300 square feet; except that where the said prin-
cipal dwelling is a 1 1/2 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 1 1/2 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 con-
ducted upon any tract in this subdivision, nor shall any activity be per-
mitted which may be or may become a nuisance or annoyance to the neighbor-
hood.

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 of 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,
trash, gravel, garbage or debris shall be emptied, discarded, 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 sub-
division. 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, or
other. Trash, garbage or other waste shall be kept only in sanitary con-
tained. 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 ad-
vertising 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 or 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 (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.

14. Enforcement shall be any proceeding at law or in equity
against any person or persons violating or attempting to violate the
above mentioned restrictions and covenants, either to restrain
injunctions or to recover damages, or both.
15. Invalidations 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]
Kenneth K. Koolsey

Witness

[Signature]
Ann Kristine Koolsey

The foregoing instrument was acknowledged before me this 21st day of January, 1972.

WITNESS my hand and official seal.

[Signature]
Notary Public


[Stamp]