

MANOR HEIGHTS, BLOCKS 1 THROUGH 14, A SUBDIVISION OF A PORTION
OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, ALL IN SECTION 11, TOWNSHIP 33
NORTH, RANGE 79 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING.

BUILDING RESTRICTIONS

WHEREAS, Manor Heights Development Co. is the owner of all of the lots in
Blocks numbered 1 through 14 of Manor Heights, a Subdivision in Natrona County,
above described, and desires to establish in said subdivision an exclusive residen-
tial district wherein the construction and use of dwelling houses shall conform to
certain minimum requirements, and such home owner, in consideration of his compliance
with such requirements, shall be protected against violation thereof by any other
home owner;

NOW, THEREFORE, in consideration of the premises, the undersigned, Manor
Heights Development Co., does hereby impose upon the lots and blocks of said
Manor Heights, Blocks numbered 1 through 14 inclusive, a Subdivision of Natrona
County, Wyoming, the following protective covenants and restrictions, to-wit:

- a. Upon any lot in said Manor Heights, Blocks numbered 1
through 14, no structures shall be erected, altered,
placed, or permitted to remain on any residential build-
ing lot, other than one detached single-family dwelling,
not to exceed one and one-half stories in height, split-
level, and two stories on a tri-level house, and a private
garage for not more than three cars. Tract "A" use
shall be restricted as above or may be used for park
or church purposes.
- b. No building shall be located on any lot nearer than 25
feet to the front lot line, or nearer than 10 feet to
any side street line. No building shall be located
nearer than 5 feet to an interior lot line, except that
a 3-foot side yard shall be required for a garage or
other permitted accessory building located 25 feet or
more from the minimum building setback line. No dwelling
shall be located on any interior lot nearer than 25 feet
to the rear lot line. For the purposes of this covenant,
eaves, steps, and open porches shall not be considered
as a part of a building, provided, however, that this
shall not be construed to permit any portion of a building
on a lot to encroach upon another lot. In the event a
house is turned on a corner lot to face the side street,
the setback line at the front of the lot shall be not
less than the setback of the adjoining house, and the set-
back line on the side street shall be 25 feet. All con-
struction shall be new and no building shall be moved
from outside said subdivision and placed on any lot
therein.

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



Restrictions indicating a preference, limitation or discrimination based on
race, color, religion, sex, handicap, familial status, or national origin are
hereby deleted to the extent such restrictions violate 42 USC 3604(c).

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c. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6,000 square feet, or a width of less than 60 feet at the front building setback line.

d. No store, shop, repair shop, storage, or repair garage, restaurant, dance hall, or other public place of amusement or any business or commercial enterprise shall be carried on or conducted upon any lots in said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

e. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract, 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.

- f.
- (1) No lot and dwelling costing less than \$13,500 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 900 square feet, shall be permitted on any lots in Blocks numbered 1 through 7 inclusive, and Lots 16-30, Block 8 of said Subdivision.
 - (2) No lot and dwelling costing less than \$14,000 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 1,000 square feet shall be permitted on any lot in Blocks numbered 9 and 10 inclusive, and Lots numbered 1-15, Block numbered 8.
 - (3) No lot and dwelling costing less than \$15,000 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 1,100 square feet shall be permitted on Lots numbered 1 through 31 in Block numbered 11 of said subdivision, nor upon Lots numbered 14 through 26 in Block numbered 12 of said subdivision.
 - (4) No lot and dwelling costing less than \$16,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 1,100 square feet, nor having less than 50 per cent masonry exterior, shall be permitted on Lots numbered 1 through 13 in Block numbered 12, nor Lots numbered 1 through 26 in Block numbered 13, nor on Lots numbered 1 through 13 in Block numbered 14, of said Manor Heights Subdivision.

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- (5) The floor areas of residences to be constructed in said subdivision shall be exclusive of one-story open porches and garages, and the ground floor areas above mentioned, may be reduced in each of the aforementioned instances by one-third in split-level construction, and by one-half in tri-level construction, provided, however, that the total floor area in split-level and tri-level construction shall not be less than the ground floor areas above mentioned.
- g. Yard fences may extend only from the rear of any lot to the rear of the house thereon and there shall be no front yard fencing. Where a house is turned on a corner lot, there shall be no fencing on either the street side or front of said house beyond the side or front of the building.
- h. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any lot.
- i. Each dwelling site built upon in the subdivision, shall have a removable underground garbage container installed in the front yard.
- j. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
- k. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- l. No structure shall be erected on any lot or tract in said subdivision, except that the same be first approved by the Architectural Control Committee of Manor Heights Development Co. as the same may be constituted from time to time.

