

288328

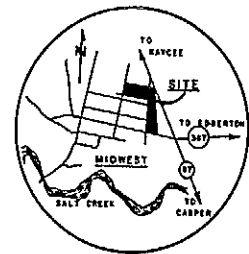
13

COUNTY COMMISSIONERS APPROVAL
 APPROVED BY THE NATRONA COUNTY COMMISSIONERS
 THIS 15th DAY OF April, 1980
 ATTEST:
 Clerk: *[Signature]*
 Chairman of the Board: *[Signature]*

COUNTY HEALTH OFFICERS APPROVAL
 APPROVED BY THE NATRONA COUNTY HEALTH
 OFFICER THIS 17th DAY OF April, 1980
 ATTEST:
 County Health Officer: *[Signature]*

MIDWEST - 1332
 SHANNON AVENUE SUB
 RECORDED APR. 18, 1980
 INSTRUMENT NO. 288328

- GENERAL NOTES:**
- UNLESS OTHERWISE NOTED, ALL CORNERS SET WITH 5/8" RE-BAR
 - O IS AN EXISTING IRON PIN.
 - B.C. IS A BRASS CAP
 - 688 REPRESENTS LOT NUMBER
 - UTILITY EASEMENTS- ALL LOTS SHALL CONTAIN PERMANENT EASEMENTS OF 5.0 FEET ALONG EACH SIDE LINE, 7.0 FEET AT THE REAR LINE AND 10.0 FEET ALONG THE FRONT LINE.
EXCEPTION:
10' EASEMENT ALONG NORTH LINE OF LOT 403.



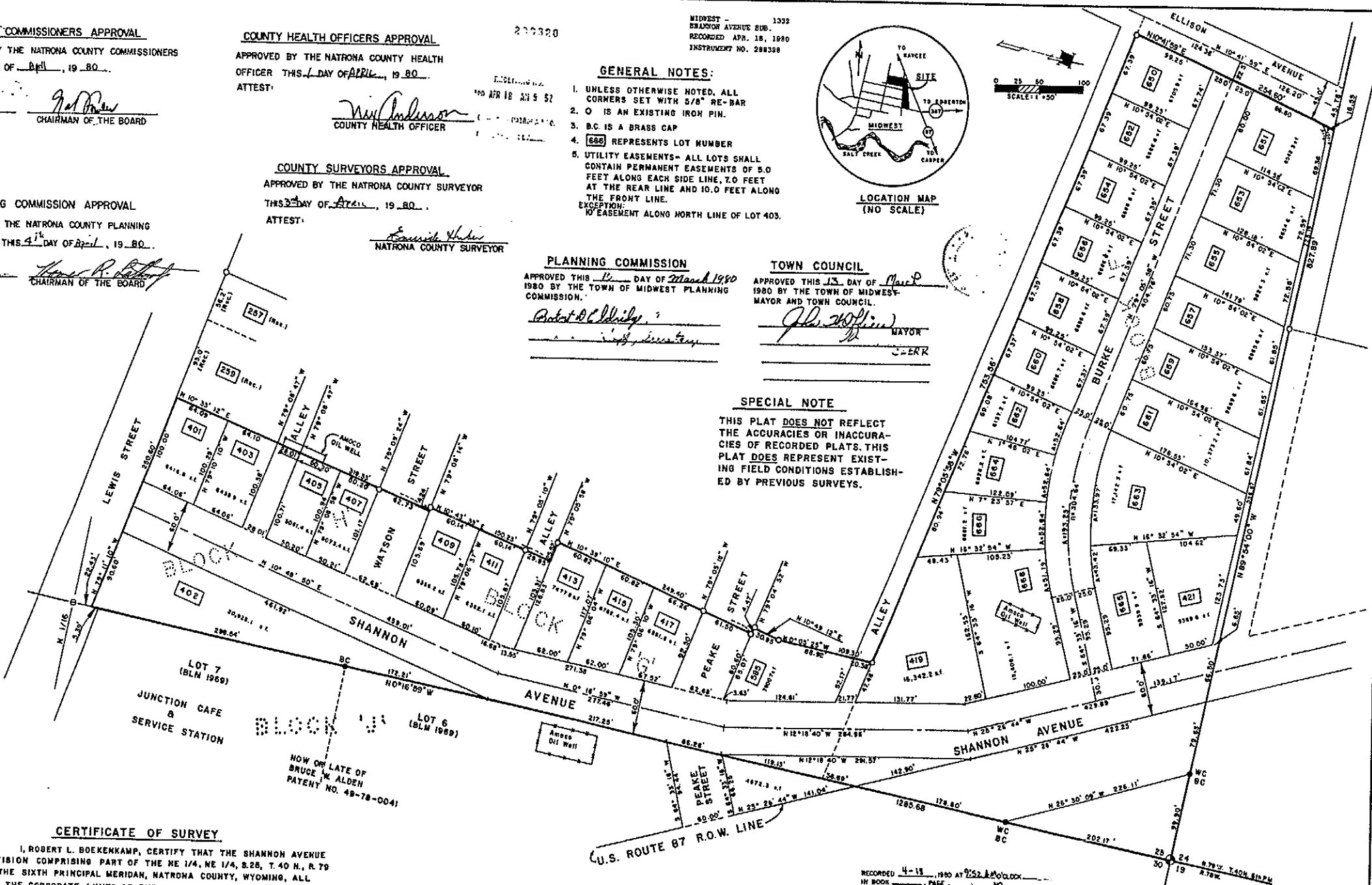
PLANNING COMMISSION APPROVAL
 APPROVED BY THE NATRONA COUNTY PLANNING
 COMMISSION THIS 14th DAY OF April, 1980
 ATTEST:
 Clerk: *[Signature]*
 Chairman of the Board: *[Signature]*

COUNTY SURVEYORS APPROVAL
 APPROVED BY THE NATRONA COUNTY SURVEYOR
 THIS 15th DAY OF April, 1980
 ATTEST:
 Natrona County Surveyor: *[Signature]*

PLANNING COMMISSION
 APPROVED THIS 17th DAY OF March 1980
 BY THE TOWN OF MIDWEST PLANNING
 COMMISSION.
[Signature]
 Secretary

TOWN COUNCIL
 APPROVED THIS 13th DAY OF March
 1980 BY THE TOWN OF MIDWEST
 MAYOR AND TOWN COUNCIL.
 Mayor: *[Signature]*
 Clerk: *[Signature]*

SPECIAL NOTE
 THIS PLAN DOES NOT REFLECT
 THE ACCURACIES OR INACCURACIES
 OF RECORDED PLATS. THIS
 PLAN DOES REPRESENT EXISTING
 FIELD CONDITIONS ESTABLISHED
 BY PREVIOUS SURVEYS.



CERTIFICATE OF SURVEY
 I, ROBERT L. BOEKENKAMP, CERTIFY THAT THE SHANNON AVENUE
 SUBDIVISION COMPRISING PART OF THE NE 1/4, NE 1/4, S.25, T.40 N., R.79
 W. OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, ALL
 WITHIN THE CORPORATE LIMITS OF THE TOWN OF MIDWEST, WAS PREPARED
 UNDER MY SUPERVISION AND THE DISTANCES AND BEARINGS SHOWN HEREON
 ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

[Signature]
 ROBERT L. BOEKENKAMP
 (WYO. L.S. NO. 606)

COUNTY CLERK
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR
 RECORD IN MY OFFICE AT 2:32 P.M. O'CLOCK THIS
 18th DAY OF April, 1980, AND RECORDED
 IN PLAT BOOK NO. _____, ON PAGE NO. _____
 FEE _____
 County Clerk: *[Signature]*

RECORDED 4-18, 1980 AT 2:32 P.M. O'CLOCK
 IN BOOK _____, PAGE _____ NO. _____
 COUNTY CLERK

A Professional Corporation ARIX Engineers Architects Planners Cheyenne, Colorado Grand Junction, Colorado Fort Collins, Wyoming	THE DRAWING IS THE PROPERTY OF ARIX AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THE PROJECT EXCEPT BY AGREEMENT WITH ARIX COMPANY.	SCALE: 1" = 50' DRAWN: M.D.M. CHECKED: J.H.M. APPROVED: E.D.R. REV: FEB. 80 DATE: JAN. 80 PROJECT NO. 28-8-CIV-088	TOWN OF MIDWEST NATRONA COUNTY, WYOMING REPLAT OF BLOCKS F, G, H, J IN THE TOWN OF MIDWEST SHANNON AVENUE SUBDIVISION
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RECORDED Aug 25, 1983 AT 11:20 CLOCK AM
INSTRUMENT NO. 357258
JOHN J. TOBIN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

TO THE PUBLIC

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE SHANNON AVENUE SUBDIVISION (AND RESUBDIVISION),
TOWN OF MIDWEST, NATRONA COUNTY, WYOMING.

THIS DECLARATION, made on the date hereinafter set forth by the Governing Body of the Town of Midwest, Wyoming, A Municipal Corporation, hereinafter referred to as "DECLARANT".
WITNESSETH:

WHEREAS, DECLARANT is the owner of certain property in Natrona County, State of Wyoming, which is more particularly described upon the plat map as the same that is filed for record with the County Clerk and Recorder of Natrona County in connection with the Subdivision designated by Natrona County as Shannon Avenue Subdivision (and Resubdivision), Town of Midwest, situate in Natrona County, Wyoming, as the same is described in Exhibit "A" attached.

AND WHEREAS, in order to establish a general plan for the improvement and development of the Properties, Declarant desires to subject the Properties to certain conditions, covenants and restrictions, upon and subject to which all of the Properties shall be held, improved and conveyed.

AND WHEREAS, DECLARANT will convey the said properties, subject to certain protective covenants, conditions, restrictions, and reservations as hereinafter set forth:

NOW, THEREFORE, DECLARANT hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purposes of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, shall inure to the benefit of each Owner thereof, and which are intended not to be merely personal.

ARTICLE I
DEFINITIONS

Section 1: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of obligation.

Section 2: "Properties" shall mean and refer to that certain real property hereinbefore described.

Section 3: "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the Properties with the exception of the streets therein.

Section 4: "DECLARANT" shall mean and refer to the Governing Body of the Town of Midwest, Wyoming, a Municipal Corporation.

Section 5: The term "covenants" as used herein, shall mean and refer collectively to the covenants, conditions, restrictions, reservations or easements, imposed by or expressed in this DECLARATION.

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8488



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).

ARTICLE II
NATURE AND PURPOSE OF COVENANTS

The covenants, conditions and restrictions set forth in the DECLARATION constitute a general scheme for the development, protection and maintenance of the Properties to enhance the value, desirability and attractiveness of the lots for the benefit of all Owners and lots therein. These covenants, restrictions and conditions are imposed upon Declarant and upon the Owners of all lots. Said covenants, conditions and restrictions are for the benefit of all lots, and shall bind the Owners of all such lots. Such covenants, conditions and restrictions shall be a burden upon and a benefit to not only the original Owner of each lot but also his successors and assigns. All such covenants, conditions and restrictions are intended as and are hereby declared to be covenants running with the land, or equitable servitudes upon the land, as the case may be.

ARTICLE III
USE OF RESIDENTIAL LOTS

Section 1: USE: Each lot within the Properties shall be constructed, improved, used and occupied only for private residential purposes consistent with the Zoning Regulations for the Town of Midwest and Natrona County in effect on the date that said construction, improvement, use or occupation begins.

Section 2: COMMERCIAL USE: No part of the residential Properties shall ever be used or caused to be used for any business, commercial, manufacturing, mercantile, storing, vending or such other non-residential purposes including but not limited to stores, shops, repair shops, storage or repair garage, restaurant, dance hall, or other public place of amusement.

Section 3: OTHER STRUCTURES: No structure of a temporary character, travel trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

Section 4: TRASH COLLECTION: All rubbish, trash, junk cars and garbage shall be regularly removed from the Properties, and shall not be allowed to accumulate thereon.

Section 5: OFFENSIVE ACTIVITY: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 6: CONSTRUCTION:

A. Pertaining to the following Lots: 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673;

(1) Mobile or Modular homes shall be permitted with the following requirements:

- (a) no mobile or modular home shall be permitted unless it contains a minimum of 700 square feet of usable living space within the mobile or modular home itself.
- (b) no mobile or modular home shall be permitted unless it is newer than five (5) years old at the time of placement
- (c) all mobile or modular homes must be installed on permanent foundations with sixty (60) days of placement.
- (d) all mobile or modular homes must have all removable equipment such as tires and tongues removed within sixty (60) days of placement.
- (e) all mobile or modular homes must be skirted with appropriate materials within sixty (60) days of placement.

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



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- (f) each mobile or modular home lot shall provide at least two (2) off-street parking spaces.
- (g) all mobile or modular home lots shall be permitted the use of electric, gas, solar, geothermal or other sources of energy, however, the use of propane gas shall not be permitted. No flammable storage shall be permitted.
- (h) no structure shall be located on an existing easement without a variance.
- (i) a minimum of ten (10') feet setbacks shall be observed on all lot lines.
- (j) fences are permitted on all lots, subject to easements, however the height of closed-view fences shall not exceed four (4') feet or open-view fences six (6') feet.

(2) No parking shall be permitted in the Shannon Avenue Subdivision in the cul-de-sac area on the North side of Burke Street.

B. Pertaining to the following lots: 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 585, 650, 652, 654, 656, 658, 660, 662, 664, 666:

- (1) One (1) single-family residence or one (1) two (2) family duplex-type residence shall be permitted per lot with the following requirements:
 - (a) No lot may be subdivided.
 - (b) Zero-lot line buildings shall be permitted if both lots are owned by the same person or entity, and necessary variances regarding easements are obtained.
 - (c) No structure shall be located on an existing easement without a variance.
 - (d) No structure shall be permitted unless it contains a minimum of 850 square feet exclusive of any cellar or basement or open porch or garage. No two (2) story house shall be permitted unless the total square footage is a minimum of 1200 square feet.
 - (e) Each lot shall provide at least two (2) off-street parking spaces.
 - (f) a minimum of ten (10') feet setbacks shall be observed on all lot lines.
 - (g) fences are permitted on all lots, subject to easements, however the height of closed-view fences shall not exceed four (4') feet or open-view fences six (6') feet.
 - (h) no individual may purchase more than one lot from the Declarant.

Section 7: COVENANTS: 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 30 years from the date these covenants are recorded.

Section 8: ENFORCEMENT: Enforcement shall be by proceedings at law or equity against any person or persons in accordance with the provisions contained herein.

ARTICLE IV GENERAL PROVISIONS

Section 1: ENFORCEMENT: The Declarant or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, and reservations, now or hereinafter imposed by the provisions of

EXHIBIT "A"

Being a replat of Blocks F, G, H, and J in the Town of Midwest, (hereafter designated as the Shannon Avenue Subdivision), as recorded April 18, 1980 as Instrument No. 288328 in the office of the Natrona County Clerk; and as re-platted (resubdivided) in the Replat of Lots 421, 651, 653, 655, 657, 659, 661, 663 and 665 of the Shannon Avenue Subdivision, Town of Midwest, Natrona County, Wyoming as recorded July 30, 1981 as Instrument No. 316506 in the office of the Natrona County Clerk, Natrona County, Wyoming.

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).

RECORDED OCT 20 19 83 AT 3:56 O'CLOCK PM
INSTRUMENT NO. **360241**
JOHN J. TOBIN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)
TO THE PUBLIC

AMENDMENT
TO
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE SHANNON AVENUE SUBDIVISION (AND RESUBDIVISION),
TOWN OF MIDWEST, NATRONA COUNTY, WYOMING.

Recorded August 25, 1983 as Instrument No. 357258.

THIS AMENDMENT made, pursuant to Resolution of the Town of Midwest, Wyoming, A Municipal Corporation, both being made on the 12th day of October, 1983.

WITNESSETH:
SAID DECLARATION recorded August 25, 1983 as Instrument No. 357258 is hereby amended as follows, by the addition of a new Sub-section "C" and "D":

ARTICLE III
USE OF RESIDENTIAL LOTS
Section 6: CONSTRUCTION:

- C. Waivers and/or variances of requirements pertaining to size and age of mobile homes may be obtained by application to the Town of Midwest Zoning and Planning Commission, and compliance with its requirements, including inspection, before the Commission indicates approval or disapproval of said waiver or variance. The Zoning and Planning Commission shall recommend approval or disapproval of the requested waiver and/or variance to the Town Council which shall make the final decision approving or disapproving said waiver and/or variance.
- D. Notwithstanding the provisions of the herein covenants, fencing requirements shall not be more restrictive in the above-referenced subdivision than in the Town of Midwest itself.

IN WITNESS WHEREOF, the undersigned, being the Mayor and Clerk of the Town of Midwest, Wyoming, have hereunto set their hands and seals this 19th day of October, 1983.

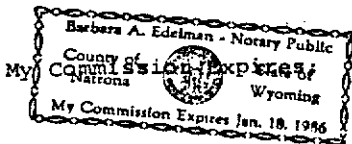
THE TOWN OF MIDWEST, WYOMING,
A Municipal Corporation.

By: Twyla L. Eldridge
Twyla L. Eldridge, Mayor

Karen Arnold
ATTEST (Seal)
Karen Arnold, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

Subscribed and sworn to and acknowledged before me Twyla L. Eldridge, Mayor, and Karen Arnold, Town Clerk, this 19th day of October, 1983.



Barbara Edelman
Notary Public

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



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