

**KIEWIT SUBDIVISION**  
**AMENDED COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, constituting a majority of lot owners of the Kiewit Subdivision of Sheridan County, Wyoming, filed March 26, 1954 in Book 2 of Plats, Page 40, do hereby amend the covenants of said subdivision and modify the covenants set forth in deed restrictions for the lots within the subdivision, to be amended as follows:

These Covenants, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1961, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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.

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling, not to exceed one and one-half stories in height above the basement and the basement shall not be higher than 18" above the finished grade of said premises.

B. No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no buildings shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding located 50 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line. It is understood, however, that the exception to setback lines, applying to the whole tract or to certain lots, may be made where special conditions warrant.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 9,725 sq. feet or width of less than 75 feet at the front building setback line, except that a residence may be erected or placed on lots Nos. 3, 4, 5 & 6, Block 1; lots 1 and 2, Block 4; lots 1 and 2, Block 5; as shown on the recorded plat.

D. No noxious or offensive trade or 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.

E. Sewage Disposal. No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Building Inspector of the City of Sheridan, Wyoming. Approval of such system is installed shall be obtained from such authority.

F. 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.

G. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,000 sq. feet.

H. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

**BLOCK 1:**

Lot 1

James C. Bahr *JB*  
James C. Bahr

Dixie L. Bahr *DL*  
Dixie L. Bahr

Lot 1

Eleanor L. Kilpatrick *ELK*  
Eleanor L. Kilpatrick, Trustee

Lot 2

Angeline L. Eixenberger *AE*  
Angeline L. Eixenberger

Lot 3

Irving Eugene Robinson

Maria C. Robinson

Lot 4

Arthur G. Felker *AGF*  
Arthur G. Felker

Janet M. Felker *JMF*  
Janet M. Felker

Lot 5 and Lot 6

Mark Duane Hoover  
Mark Duane Hoover *ph*

Harry H. Schwartz

Lot 5 and Lot 6

Jean Marie Swanson  
Jean Marie Swanson *ph*

Lot 7 and Lot 8

Frank M. Patz  
Frank M. Patz *ph*

Estherlene J. Patz  
Estherlene J. Patz *ph*

Lot 7

Francis M. Reynolds

Lot 7

John A. Worrall  
John A. Worrall *ph*

Mary A. Worrall  
Mary A. Worrall *ph*

Lot 9

Charles P. Kane  
Charles P. Kane *ph*

Arlene H. Kane  
Arlene H. Kane *ph*

Lot 10 and Lot 11

Deborah Willoughby  
Deborah Willoughby *ph*

Lot 11 and Lot 12

Richard A. Rader  
Richard A. Rader *ph*

Karen R. Rader  
Karen R. Rader *ph*

Lot 12 and Lot 13

Santiago N. Michelena  
Santiago N. Michelena *ph*

Marilyn K. Michelena  
Marilyn K. Michelena *ph*

Lot 14 and Lot 15

George J. Ghikas ph  
George J. Ghikas

Venus M. Ghikas ph  
Venus M. Ghikas

Lot 15 and Lot 16

Victor H. Ashear ph  
Victor H. Ashear

Janet L. Ashear ph  
Janet L. Ashear

Lot 16 and Lot 17

Barry K. Bergstrom HWR  
Barry K. Bergstrom

Joann M. Bergstrom HWR  
Joann M. Bergstrom

Lot 18

H. W. Rasmussen ph  
H. W. Rasmussen, Trustee

Sharon A. Rasmussen ph  
Sharon A. Rasmussen, Trustee

BLOCK 2:

Lots 1, 2, 14 &amp; 15

\_\_\_\_\_  
Douglas C. Estes

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Linda A. Estes

Lot 1 and Lot 15

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William A. Grimm

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Myrna Grimm

Lot and Lot 3

Carl A. Geertz ph  
Carl A. Geertz

Betty L. Geertz ph  
Betty L. Geertz

Lot 3 and Lot 4

Wanda L. Burton ph  
Wanda L. Burton

Lots 4, 5 & 6

Robert L. Mullinax  
Robert L. Mullinax

Linda J. Mullinax  
Linda J. Mullinax

Lot 6

J. Vernon States  
J. Vernon States

Oriel A. States

Lot 7 and Lot 8

Roger E. Todd  
Roger E. Todd, Trustee

Lot 7

Juanita M. Cline, Trustee

Lot 9 and Lot 10

Helen Frances Downing

Ariel Arden Downing

Lot 10, 11 & 15

Leon E. Stiles

Eva Lee Stiles

Lot 12

Alvin M. Neard  
Alvin M. Neard

Phyllis N. Neard  
Phyllis N. Neard

Lot 13

Gary D. Hall  
Gary D. Hall

Pamela A. Hall  
Pamela A. Hall

Lot 14

James Alan Busch  
James Alan Busch

Mary Jill Busch  
Mary Jill Busch

Lot 15

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 Esther I. Bumbaca

Lot 15

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*Al T. Visborg*  
 Al T. Visborg

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*Deanna L. Visborg*  
 Deanna L. Visborg
**BLOCK 3:**

Lot 1

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*Donald G. Huffaker*  
 Donald G. Huffaker

Lot 7

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 Marvin Jerome, Trustee  
~~Johnson~~


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 Florence Margaret Johnson, Trustee

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 Jay Lynn Johnson, Trustee

Lot 8

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*James A. Olson*  
 James A. Olson

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*Judith K. Olson*  
 Judith K. Olson

Lot 9, 10 &amp; 11

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*Charles W. Babcock*  
 Charles W. Babcock

Lot 12

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 Leon E. Stiles

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 Eva Lee Stiles

Lot 13 and Lot 14

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 John W. Patton

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 Virginia T. Patton

Lot 15

Edmund H. Warnke

Jackie C. Warnke

Lot 16

*Harold Crawford*  
Harold S. Crawford *ph*

Laura P. Crawford

Lot 17 and Lot 18

Harold Quist, Jr.

Patricia Ann Quist

Lot 17

Dorothy B. Enzi, Trustee

Lot 18, 19 & 20

Boyd W. Rader, Jr.

Jane Nichols Rader

Lot 20

*Milton C. Sherman*  
Milton C. Sherman *ph*

*Edith C. Sherman*  
Edith C. Sherman *ph*

Lot 21 and Lot 22

*Will* *Joseph H. Watt*  
Joseph H. Watt, Trustee

Lot 22 and Lot 23

Larry L. Phillips

Nancy Jean Phillips

Lots 23, 24 & 25

*William R. Getter*  
William R. Getter, Trustee *ph*

*Katherine M. Getter*  
Katherine M. Getter, Trustee *ph*

Lot 25

Paul Scott Edwards

Erin M. Scott

Lot 26 and Lot 27

James R. Urbatchka *ph*

Christine Urbatchka

Lot 26

Michael J. Fortune *ph*Lois G. Fortune *ph*

Lot 28

Herbert V. Adams *ph*Margaret V. Adams *ph*

Lot 29, 30 &amp; 31

Florence L. Dimple  
Gary J. Kula "Executor" *ph*

Lot 29

Gary J. Kula *ph*

Lot 31

Charlotte L. Belton *ph*Timothy Belton *ph*

Lot 32

Razmick Der Sarkissian *ph*Stacey A. Sarkissian *ph*

Lot 33

Richard E. Weber *ph*Louann Smith Weber *ph*

Lot 34 and Lot 35

Robert E. Johnson, Co-Trustee *ph*Mary Ann Johnson, Co-Trustee *ph*



Lot 36 and Lot 37

Roger N. Pasch

Linda A. Pasch

Lot 38

Larry J. Storo  
Larry J. Storo ph

Ann M. Storo  
Ann M. Storo ph

BLOCK 4

Lots 1 and Lot 2

Donald L. King  
Donald L. King, Trustee ph

Dorothy C. King  
Dorothy C. King Trustee JW

Lot 3

John N. Brecke  
John N. Brecke JW

Connie J. Brecke  
Connie J. Brecke JW

BLOCK 5

Lots 1

Sarah F. Cook  
Sarah F. Cook JW

Lot 2

Willard E. Jr. Cook  
Willard E. Jr. Cook ph

Sarah F. Cook  
Sarah F. Cook JW

Lot 3

Leroy J. Offerle  
Leroy J. Offerle ph

Bonnie B. Offerle  
Bonnie B. Offerle ph

STATE OF WYOMING     )  
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 COUNTY OF SHERIDAN   )

The foregoing instrument was subscribed and sworn before me by the above lot owners  
 on this 20 day of August, 1998.

Witness my hand and official seal.

*Shirley Smith*  
 Notary Public

My Commission expires: 2/3/2002

STATE OF WYOMING     )  
                                   ) §§  
 COUNTY OF SHERIDAN   )

The foregoing instrument was subscribed and sworn to before me by the above lot owners  
 on this 20<sup>th</sup> day of August, 1998.

Witness my official hand and seal.

*W. W. Rasmussen*  
 Notary Public

My Commission Expires: 7/21/01

STATE OF WYOMING     )  
                                   ) §§  
 COUNTY OF SHERIDAN   )

The foregoing instrument was subscribed and sworn to before me by the above lot owners  
 on this 20<sup>th</sup> day of August, 1998.

Witness my official hand and seal.

*Samuel L. Hagemann*  
 Notary Public

My Commission Expires: 6-7-2002

STATE OF WYOMING                    )  
  ) §§  
COUNTY OF SHERIDAN                )

The foregoing instrument was subscribed and sworn to before me by the above lot owners  
on this 20<sup>th</sup> day of August, 1998.

Witness my official hand and seal.

  
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Notary Public

My Commission Expires:

11/21/2000