

RECORDED SEPTEMBER 28, 1981 BK 260 PG 413 NO. 826951 MARGARET LEWIS, COUNTY CLERK

DECLARATION OF PROTECTIVE COVENANTS
FOR LOTS 2, 4 and 5 IN THE REPLAT OF LOT 1,
BLOCK 2, COLONY SOUTH ADDITION; LOT 1 AND
PORTIONS OF LOT 2, BLOCK 3, COLONY SOUTH SECOND ADDITION

THIS DECLARATION OF PROTECTIVE COVENANTS is made by the owners of Lots 2, 4 and 5 in the Replat of Lot 1, Block 2, Colony South Addition; Lot 1 and portions of Lot 2, Block 3, Colony South Second Addition to the City of Sheridan, Wyoming.

The Declarant intends to sell all of the above described lots, and while held and when transferred, sold, conveyed or contracted to be conveyed by Declarant, shall be subject to the conditions, restrictions, reservations, and covenants now on record and upon the following express conditions, provisions, reservations, restrictions, servitudes and covenants (hereafter referred to as "covenants".) Each and every covenant is for the benefit of the owners of the above described lots and for the benefit of each owner of land therein.

The covenants shall be binding on all owners of the above described lots and their successors in interest regardless of how that interest is acquired. This includes, among others, adverse possessors, lessees, and purchasers at mortgage foreclosure sales. Each and every owner of the above described lots shall have the right to enforce the following covenants and the City of Sheridan, Wyoming will also have the right to enforce the following covenants:

Setbacks

All buildings located on these lots shall be at least ten (10) feet from the lot line of Lot 6 in the Replat of Lot 1, Block 2, Colony South Addition; Lot 1 and portions of Lot 2, Block 3, Colony South Second Addition to the City of Sheridan, Wyoming, and no driveway shall be less than twenty (20) feet in length from the curb of the street constructed on said Lot 6 to the front door of any garage constructed on these lots.

EXCEL HOMES, INC.

By John A. Carroll
John A. Carroll, Pres.

E. E. EDWARDS

By Richard M. Davis, Jr.
Richard M. Davis, Jr., Attorney-in-Fact for E. E. Edwards

Attest:

William W. Crokin
Secretary

(SEAL)

Roger B. Crokin
Roger B. Crokin

Geraldine Crokin
Geraldine Crokin

C & R ASSOCIATES

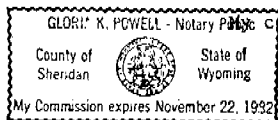
By Donald L. Richmond
Donald L. Richmond, Partner

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 4
day of September, 1981 by Richard M. Davis, Jr., attorney in fact for E.
E. Edwards.

WITNESS my hand and official seal.

Gloria K. Powell
Notary Public



STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 25th
day of September, 1981 by Roger B. Crokin and Geraldine Crokin.

WITNESS my hand and official seal.

Beverly A. Richtman
Notary Public

My commission expires: MY COMMISSION EXPIRES JUNE 3, 1985

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 25th
day of September, 1981 by Donald R. Richmond, partner of C & R
Associates.

WITNESS my hand and official seal.

Beverly A. Richtman
Notary Public

My commission expires: MY COMMISSION EXPIRES JUNE 3, 1985

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 25th
day of September, 1981 by John A. Carroll, as president of Excel Homes,
Inc.

WITNESS my hand and official seal.

Beverly A. Lichten
Notary Public

My commission expires: MY COMMISSION EXPIRES JUNE 5, 1985

