

RECORDED FEBRUARY 5, 1979 BK 237 PG 531 NO. 756503 MARGARET LEWIS, COUNTY CLERK

DECLARATION OF PROTECTIVE COVENANT

THIS DECLARATION, made this 2nd day of February, 1979 by JAMES H. KUZARA and PATRICIA A. KUZARA, husband and wife, hereinafter referred to as DECLARANTS.

WITNESSETH, THAT:

WHEREAS, Declarants are the owners of the following described property and improvements located thereon, to wit:

A tract of land situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 34, Township 56 North, Range 84 West of the 6th P.M., in Sheridan County, Wyoming described as follows:

Commencing at a point on the West line of the Sheridan Gardens Addition to the City of Sheridan, 1100 feet South of the North line of said SW $\frac{1}{4}$ ; thence West parallel to the North line of the said SW $\frac{1}{4}$  a distance of 190.0 feet to a point; thence South parallel to the West line of said Addition 225.5 feet to a point on the North line of Absaraka Street, extended; thence East along the North line of said Absaraka Street, extended, to a point on the West line of said Addition; thence North along the West line of said Addition, 225.5 feet to the point of beginning; and

WHEREAS, Declarants have caused to be erected certain improvements on said real property in the form of three four-plex apartment units, and:

WHEREAS, Declarants have caused to be placed on said real property certain improvements in the form of a common septic tank and leach lines, a water well and well housing and a parking area, and:

WHEREAS, Declarants intend that these improvements be for the use and benefit of each of the apartment units equally, and:


WHEREAS, Declarants intend to convey to themselves title to each apartment unit separately, together with an undivided one-third interest in the common area of the above described real property

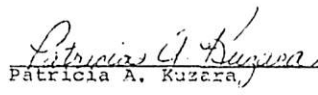
NOW THEREFORE, each of the apartment units shall be held, transferred, sold or conveyed by Declarants subject to the covenant that the cost of any improvements to, maintenance upon and repair of the common area and those improvements which serve all three apartment units shall be borne equally by thirds.

page 2

IN WITNESS WHEREOF, the Declarants have executed this "Declaration of Protective Covenant."

DECLARANTS

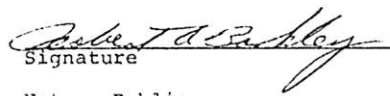
  
James H. Kuzara

  
Patricia A. Kuzara

State of Wyoming )  
County of Sheridan) ss

The foregoing instrument was acknowledged before me by James H. Kuzara and Patricia A. Kuzara, husband and wife, this 2nd day of February, 1979.

Witness my hand and official seal.

  
Signature

Notary Public

My Commission expires February 7, 1982