

**WHEN RECORDED, RETURN TO:**

Whispering Hills Wyoming Homeowners Association, Inc.  
c/o Jeffrey M. Boldt  
Overstreet Homar & Kuker  
2922 Central Avenue  
Cheyenne, WY 82001

**SECOND AMENDED AND RESTATED  
DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
WHISPERING HILLS**



RECP #: 877539

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Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 42

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**SECOND AMENDED AND RESTATED DECLARATION  
OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
WHISPERING HILLS**

This Declaration of Covenants, Conditions, and Restrictions for Whispering Hills (the "**Declaration**") is made this \_\_\_\_ day of \_\_\_\_\_, 2021, **WYOMING LAND ACQUISITION PARTNERS II LLC**, an Arizona limited liability company, whose address is 2410 East Osborn Road, Suite 100, Phoenix, Arizona 85016, holding title to Tracts 207, 208, 209, 210, 213, 214, 215, 216, 220, 221, 222, 223, 226, 227, 228, 229, 233 thru 240, inclusive, 350, 351, 352, 353, 371 thru 376, inclusive, 388 and 389 of Happy Valley, Second Filing, hereinafter referred to as the "**Declarant**," and **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (re-domesticated from California, effective July 1, 2014), as Trustee of the Whispering Hills Purchase Trust, under agreement dated June 9, 2005, Trust No. 8599, and not personally, whose address is Post Office Box 52023, Phoenix, Arizona 85072-2023, acting pursuant to directions from its Beneficiary, Wyoming Land Acquisition Partners II LLC, an Arizona limited liability company, holding title to Tracts 94, 95, 97, 98, 99, 100, 205, 206, 211, 212, 217, 218, 219, 224, 225, 230, 231, 232, 241 thru 340, inclusive, 342 thru 349, inclusive, 354 thru 370, inclusive, and 377 thru 387, inclusive, of Happy Valley, Second Filing, **MICHAEL G. WARTHEN**, whose address is 21 East 6<sup>th</sup> Street, Unit #419, Tempe, Arizona 85281, owner of Tract 93, Happy Valley, Second Filing, and **CROWN ROCK VENTURES, LLC**, an Arizona limited liability company, whose address is 13225 North Eagle Ridge Drive, Scottsdale, Arizona 85268, owner of Tract 96, Happy Valley, Second Filing (First American Title Insurance Company, Michael G. Warthen and Crown Rock Ventures, LLC are hereinafter collectively referred to as the "**Additional Property Owners**").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Whispering Hills were filed for records with the County Clerk for Laramie County, Wyoming, on July 29, 2021, in Book # 2746, Page #3270, and Reception # 816138; and

WHEREAS, after an affirmative vote of not less than two-thirds (2/3) of the lot owners within the subdivision, as provided by Article 10, Section 3, of the Declaration of Covenants, Conditions and Restrictions for Whispering Hills, The First Amendment to the Declaration of Covenants, Conditions and Restrictions for Whispering Hills (the "**First Amendment**") was approved, and filed or record with the County Clerk for Laramie County, Wyoming, on May 18, 2022, in Book #2788, Page # 1692, and Reception # 837239; and

WHEREAS, the Association seeks to further amend the Declaration of Covenants, Conditions and Restrictions for Whispering Hills, for the purposes of incorporating the amendments made in the First Amendment, and additional amendments regarding the keeping of certain livestock in connection with supervised school projects, into a single document; and

WHEREAS, Article 10, Section 3, of the Declaration of Covenants, Conditions and Restrictions for Whispering Hills, as amended by the First Amendment, specifically provides that said



covenants and restrictions may be amended by an affirmative vote by not less than two-thirds (2/3) of the lot owners within the subdivision; and  
NOW THEREFORE, the Association, having obtained the approval of not less than two-thirds (2/3) of the lot owners within the subdivision, the tallying of which votes is set forth in Exhibit B hereto, hereby amends the Declaration of Covenants, Conditions and Restrictions for Whispering Hills, as follows:

**ARTICLE 1**  
**DEFINITIONS**

Unless otherwise defined, the following words and phrases when used in this Declaration shall have the meanings set forth in this Article.

**“Association Maintained Property”** means (a) “Common Open Space” shall mean Tracts A, B and C of Whispering Hills established as a preservation area under this Declaration, and which is provided for native plant and wildlife habitat conservation, preservation of visual values, preservation of natural drainage, erosion control and Passive Recreational use by Subdivision Tract Owners”; (b) the community mail center; (c) the roadways shown on the Plat; (d) the entrance sign and features for the Project; (e) all other land, and the Improvements situated thereon, located within the boundaries of a Lot or a public right-of-way which the Association is obligated to maintain, repair and replace pursuant to the terms of this Declaration, the Plat or other Recorded document executed by the Declarant or the Association.

**“Articles”** means the Articles of Incorporation of the Association, as amended from time to time.

**“Assessable Lot”** means a Lot owned by a Person other than the Declarant.

**“Assessment”** means a Regular Assessment or Special Assessment.

**“Assessment Lien”** means the lien created and imposed by Article 7.

**“Assessment Period”** means the period set forth in Section 7.4.

**“Association”** means Whispering Hills Wyoming Homeowners Association, Inc., a Wyoming nonprofit corporation, and its successors and assigns.

**“Association Rules”** means the rules adopted by the Board pursuant to Section 6.3.

**“Board”** means the Board of Directors of the Association.

**“Bylaws”** means the Bylaws of the Association, as amended from time to time.

**“Common Expenses”** means the actual and estimated expenses incurred or anticipated to be incurred by or on behalf of the Association, including any allocations to reserves



determined by the Board to be necessary and appropriate, and all other financial liabilities of the Association.

**"Community Documents"** means, collectively, this Declaration, the Articles, the Bylaws, the Association Rules and the Design Guidelines, all as amended from time to time.

**"Construction"** means any de-vegetation, excavation or grading work or the construction, erection or installation of an Improvement on a Lot.

**"Declarant"** means Wyoming Land Acquisition Partners II LLC, an Arizona limited liability company, and any Person to whom it may expressly assign any or all of its rights under this Declaration by a Recorded instrument.

**"Declarant Control Period"** means the period commencing upon the Recording of this Declaration and ending on the earlier of (a) the date that the Declarant no longer owns or has an option to purchase any Lot or (b) the date specified in a written notice from the Declarant to the Board as the date that the Declarant Control Period will terminate.

**"Declaration"** means this Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Whispering Hills, as amended from time to time.

**"Design Guidelines"** means the procedures, standards and guidelines adopted by the Design Review Committee pursuant to Section 3.10, as amended or supplemented from time to time.

**"Design Review Committee"** means the committee created pursuant to Section 3.10.

**"First Mortgage"** means any mortgage or deed of trust on a Lot which has priority over all other mortgages and deeds of trust on the same Lot.

**"First Mortgagee"** means the holder or beneficiary of any First Mortgage.

**"Improvement"** means: (a) any Residence, building, fence or wall; (b) any swimming pool, tennis court, basketball goal, backboard or apparatus or playground equipment; (c) any road, driveway or parking area; (d) any trees, plants, shrubs, grass or other landscaping improvements of any type and kind; (e) any statuary, fountain, artistic work, craft work, figurine or ornamentation of any type or kind, (f) flagpole; and (g) any other temporary or permanent structure of any type, kind or nature.

**"Lessee"** means the lessee or tenant under a lease, oral or written, of any Lot including an assignee of the lessee's or tenant's interest under a lease.

**"Lot"** means a parcel of land within the Project, whether improved or unimproved, intended for independent ownership and use and designated as a "lot" on a Plat and any Residence, building, structure or other Improvement situated thereon.





**“Maintenance”** means care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

**“Maintenance Standard”** means the standard of Maintenance of Improvements situated on Lots established from time to time by the Board or, in the absence of any standard established by the Board, the standard of Maintenance of Improvements situated on Lots generally prevailing throughout the Project.

**“Member”** means any Person who is a member of the Association as provided in Section 6.6.

**“Modification”** means an addition, alteration, repair, change or other work which in any way alters the exterior appearance of any Improvement located on a Lot.

**“Motor Vehicle”** means a car, van, sport utility vehicle, bus, truck, motorcycle, all-terrain vehicle, utility vehicle, pickup truck or other motor vehicle (not including a recreational vehicle or motor home).

**“Owner”** “Owner(s)” shall mean and refer to the record owner(s), whether one or more persons of fee simple title to any Tract (or in the event of a “Contract for deed” transaction involving any Tract, the Purchaser(s) thereunder), including the Developer, but, excluding those having such interest solely as security for the performance of any obligation, in which event the equitable owner of such fee simple title shall be deemed to be the Owner thereof.

**“Person”** means a natural person, corporation, business trust, estate, trust, partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity.

**“Plat”** means the Final Plat of Happy Valley, Second Filing, recorded June 16, 1978 in Instrument Number 487686, in the Book of Plats 4, Pages 285 & 286, records of the County Recorder of Laramie County, Wyoming, and all amendments, supplements and corrections thereto.

**“Property” or “Project”** means the real property described on Exhibit “A” attached to this Declaration, together with all Improvements located thereon.

**“Purchaser”** means any Person, other than the Declarant, who becomes the Owner of a Lot, except for: (a) a Person who purchases a Lot and then leases it to the Declarant for use as a model in connection with the sale or lease of other Lots; or (b) a Person who, in addition to purchasing a Lot, is assigned any or all of the Declarant's rights under this Declaration.

**“Recording”** means placing an instrument of public record in the office of the County Recorder of Laramie County, Wyoming, and **Recorded** means having been so placed of public record.

**“Regular Assessment”** means the Assessments levied pursuant to Section 7.2.



**“Residence”** means any building situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence.

**“Resident”** means each person occupying or residing in any Residence.

**“Special Assessment”** means any assessment levied pursuant to Section 7.3.

**“Visible From Neighboring Property”** means, with respect to any given Improvement, that such Improvement is or would be visible to a natural person six feet tall, standing at ground level on any part of any Lot, or any public street adjacent to the Project.

## **ARTICLE 2**

### **PROPERTY AND PERSONS BOUND BY DECLARATION**

**2.1 Purpose and Binding Effect.** The Declarant intends by this Declaration to impose upon the Property covenants, conditions, restrictions and easements to create a general plan of development for the Property and to provide a flexible and reasonable procedure for the administration, maintenance, preservation, use and enjoyment of the Property. The Declarant declares that all of the Property shall be held, sold, used and conveyed subject to the easements, restrictions, conditions and covenants set forth in this Declaration which are for the purpose of protecting the value, desirability and appearance of the Property. The Declarant further declares that all easements, restrictions, conditions and covenants in this Declaration shall run with the Property and shall be binding upon and inure to the benefit of the Declarant and all Owners, Lessees and Residents and all other Persons having or acquiring any right, title or interest in the Property or any part thereof, their heirs, successors, successors in title and assigns. Each Person who acquires any right, title or interest in the Property, or any part thereof, agrees to abide by all of the provisions of the Community Documents. This Declaration shall be binding upon and shall be for the benefit of and enforceable by the Association. The Declarant makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of the Community Documents, or as to the compliance of any of the provisions of the Community Documents with public laws, ordinances and regulations applicable thereto.

## **ARTICLE 3**

### **ARCHITECTURAL CONTROL**

#### **3.1 Approval Required.**

(a) No Construction or Modification shall be made or done without the prior written approval of the Design Review Committee; provided, however, that the provisions of this Article do not apply to, and approval of the Design Review Committee shall not be required for, any Construction or Modification or any other work made by, or on behalf of, the Declarant or by, or on behalf of, any Person who controls, is controlled by or is under common control with the Declarant. Neither the Association nor the Design Review Committee shall have any authority or control over any Construction or Modification or any other work made by, or on

behalf of, the Declarant or by, or on behalf of, any Person who controls, is controlled by or is under common control with the Declarant. Neither the Association nor the Design Review Committee shall take any action that would restrict, impede or interfere with the development of the Project, the construction of Improvements on the Association Maintained Property by the Declarant or the Association or any Construction or Modification or any other work made by, or on behalf of, the Declarant or by, or on behalf of, any Person who controls, is controlled by or is under common control with the Declarant.

(b) In the event that the Design Review Committee fails to approve or disapprove an application for approval within thirty (30) days after the complete application, together with any fee payable pursuant to Section 3.6 and all supporting information, plans and specifications requested by the Design Review Committee, have been submitted to the Design Review Committee, then the plans shall be deemed approved. The approval by the Design Review Committee of any Construction or Modification shall not be deemed a waiver of the Design Review Committee's right to withhold approval of any Construction or Modification subsequently submitted for approval.

### **3.2 Review of Plans.**

(a) In reviewing plans and specifications for any Construction or Modification, the Design Review Committee may consider any and all factors which the Design Review Committee, in its sole and absolute discretion, determines to be relevant including, but not limited to: (1) the harmony of the proposed Improvements with existing Improvements in the Project or with Improvements previously approved by the Design Review Committee but not yet constructed; (2) the location of the proposed Improvements in relation to existing topography, finished grade elevations, roads, and other structures; (3) the exterior design, finish materials and color of the proposed Improvements; and (4) compliance of the proposed Improvements with this Declaration and the Design Guidelines. The Design Review Committee may disapprove plans and specifications for any Construction or Modification even though the plans and specifications may be in substantial compliance with this Declaration and the Design Guidelines if the Design Review Committee, in its sole and absolute discretion, determines that the proposed Construction or Modification, or some aspect or portion thereof, is undesirable or unattractive. Decisions of the Design Review Committee may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and attractiveness of certain Improvements. Each Owner agrees that the decision of the Design Review Committee shall be final on all matters submitted to it pursuant to this Declaration. Approval of plans and specifications for any Construction or Modification, or any amendment to such plans and specifications, submitted to the Design Review Committee shall not unreasonably be withheld by the Design Review Committee.

(b) The approval required of the Design Review Committee pursuant to this Article 3 shall be in addition to, and not in lieu of, any approvals or permits which may be required under any federal, state or local law, statute, ordinance, rule or regulation.

(c) The Design Review Committee, by resolution, may exempt certain Construction or Modifications from the application and approval requirements of this Article,

provided such Construction or Modifications are undertaken in strict compliance with the requirements of such resolution. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. Any Owner may remodel, paint or redecorate the interior of a Residence without approval so long as such activity does not affect the exterior appearance of the Residence.

**3.3 Variances.** The Design Review Committee may authorize variances from compliance with any provision of the Design Guidelines in circumstances where the design meets the intent of the provision sought to be varied and where granting of the variance would enhance design innovation and excellence, or when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations so require, and the Design Review Committee determines, in its sole discretion, that the objective of the particular requirement can still be achieved. No variance shall be effective unless in writing and signed by an authorized representative of the Design Review Committee. No variance may be contrary to this Declaration or estop the Design Review Committee from denying a variance in other circumstances including, without limitation, circumstances similar or identical to circumstances under which the Design Review Committee previously granted a variance. For purpose of this Section, the inability to obtain approval of any governmental agency, issuance of any permit, or the terms of any financing shall not constitute hardships.

**3.4 Construction of Improvements.** Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Design Review Committee within ninety (90) days after the date the Construction or Modification was approved by the Design Review Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Design Review Committee. If the Construction or Modification is not commenced within the time period presented in this Section, the Design Review Committee may revoke its prior approval of the Construction or Modification.

**3.5 No Changes Without Approval.** Any Construction or Modification approved by the Design Review Committee must be done or performed in accordance with the plans and specifications approved by the Design Review Committee. No change, deletion or addition to the plans and specifications approved by the Design Review Committee may be made without the prior written approval of the Design Review Committee.

**3.6 Review Fee.** The Design Review Committee shall have the right to charge a fee for reviewing requests for approval of any Construction or Modification, which fee shall be payable at the time the application for approval is submitted to the Design Review Committee. The fee charged by the Design Review Committee may include the actual or estimated fees or costs incurred or anticipated to be incurred by the Design Review Committee in consulting with, or having the application reviewed by, architects, engineers or other professionals. The Association may retain architects, engineers or other persons as deemed necessary to review applications or otherwise assist the Design Review Committee.



**3.7 New Construction.** All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations on to any Lot.

**3.8 No Warranty.** The approval by the Design Review Committee of any Construction or Modification shall not be deemed a warranty or representation by the Design Review Committee as to the quality of such Construction or Modification or that such Construction or Modification conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

**3.9 Design Review Committee.**

(a) So long as the Declarant is the Owner of one or more Lots, the Declarant shall have the sole right to determine the number of members on the Design Review Committee and to appoint and remove the members of the Design Review Committee. At such time as the Declarant no longer is the Owner of any Lot, the Board shall determine the number of members on the Design Review Committee, and the members of the Design Review Committee shall be appointed and may be removed by the Board. The Declarant may at any time voluntarily surrender its right to appoint and remove the members of the Design Review Committee, and in that event the Declarant may require, for so long as the Declarant is the Owner of any Lot, that specified actions of the Design Review Committee, as described in a Recorded instrument executed by the Declarant, be approved by the Declarant before they become effective. At least one (1) member of the Design Review Committee must be a member of the Board who shall serve as chairperson of the Design Review Committee.

(b) The Design Review Committee may adopt, amend and repeal architectural guidelines, standards and procedures to be used in rendering its decisions. Such guidelines, standards and procedures may include, without limitation, provisions regarding: (1) the size and height of Residences; (2) architectural design, with particular regard to the harmony of the design with the surrounding structures and typography; (3) placement of Residences and other buildings; (4) landscaping design, content and conformance with the character of the Property and permitted and prohibited plants; (5) requirements concerning exterior color schemes, exterior finishes and materials; (6) signage; (7) perimeter and screen wall design and appearance; (8) time periods for commencement and completion of any approved construction or modification; and (9) rules and regulations governing construction activities. Any adoption, amendment or repeal of the Design Guidelines after the Declarant no longer has the right to appoint the Design Review Committee must be approved by the Board.

**3.10 Permitted Structures.** There may be erected on any one lot not more than one single family residence plus such accessory and auxiliary garages, barns, guest houses, and tack rooms as are incidental to single family residential use. All structures (including barndominiums) shall be on-site, stick built on site with a minimum, ground floor, livable area of 1,200 square feet (not including porches, terraces and attached or detached garage area). Each residence must have a minimum two-car garage (attached or detached). No manufactured or mobile homes are allowed. Barndominiums are acceptable for residential use. A "barndominium" is defined as a workshop or barn with living quarters within suitable for one



family and must be built from approved materials, as set forth in any existing architectural guidelines and standards adopted by the Design Review Committee but may have exterior walls constructed of sheet metal.

**3.11 Septic Systems.** Septic systems on all lots shall be installed and maintained in accordance with the standards of the Laramie County Health Department and the Wyoming Department of Environmental Quality. If any septic system requires a Wisconsin mound or other alternative septic system, such system shall be properly landscaped so as to blend in with the area.

## **ARTICLE 4 USE RESTRICTION**

### **4.1 Residential Use.**

(a) All Lots and Residences shall be used, improved and devoted exclusively to residential use. No trade or business may be conducted on any Lot or in or from any Residence, except that the Owner, Lessee or other Resident of a Residence may conduct a business activity within the Residence so long as: (1) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Residence; (2) the business activity is a legal activity and conforms to all applicable zoning ordinances or requirements for the Project; (3) the business activity does not involve persons coming to the Lot to purchase goods or services or the door-to-door solicitation of Owners, Lessees or Residents in the Project; (4) the use of the Residence for trade or business in no way destroys or is incompatible with the residential character of the Residence or the surrounding neighborhood; (5) the trade or business is conducted only inside the Residence, and does not involve the viewing, purchasing or taking delivery of goods or merchandise at, to, from or in any Residence; (6) the trade or business is conducted by a Resident or Residents of the Residence with no employee working in or from such Residence who is not a Resident thereof; (7) the volume of vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or be in excess of what is customary in a residential neighborhood; (8) the trade or business does not utilize flammable liquids or hazardous materials in quantities not customary to a residential use; and (9) the use of the Residence for a trade or business does not violate any other provision of the Community Documents.

(b) The terms "business" and "trade" as used in this Section shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether: (1) such activity is engaged in full or part time; (2) such activity is intended or does generate a profit; or (3) a license is required for such activity. The leasing of a Residence by the Owner thereof shall not be considered a trade or business within the meaning of this Section.

**4.2 Temporary Occupancy and Temporary Buildings.** No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of



any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings, trailers or other structures used during the construction of Improvements approved by the Design Review Committee shall be removed immediately after the completion of construction, and in no event shall any such buildings, trailers or other structures be maintained or kept on any property for a period in excess of twelve months without the prior written approval of the Design Review Committee. No garage, barn, stable, tack room, trailer, mobile home, motor vehicle or other temporary structure of any nature may be used as a permanent residence on any lot. Barndominiums are acceptable for residential use. Temporary use is permitted, in small trailers and motor homes, for short periods of time (visitors, family members, home construction). Such temporary use, however, shall not exceed a continuous period of two weeks or four weeks in the aggregate during any one calendar year, except during home construction, the time period may be extended to twelve months.

#### **4.3 Nuisances; Construction Activities.**

(a) No rubbish or debris of any kind shall be placed or permitted to accumulate on any Lot or other property, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the Residents of such other property. No condition shall be permitted to exist or operate upon any Lot or other property so as to be offensive or detrimental to any other property in the vicinity thereof or to its Residents. No open fires or burning shall be permitted on any lot, and no incinerators or like equipment shall be placed, allowed or maintained upon any lot; provided, however, that the use of outdoor barbeques or grills in customary fashion, is permitted, unless such use is prevented or restricted by fire protection rules and regulations of any applicable governmental authority. All fireplace chimneys and outlets from stoves, heating appliances, and outside fire boxes must be protected from flying sparks by the use of approved spark arrestors.

(b) Normal construction activities and parking in connection with the building of Improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick, block, lumber and other building materials will be piled only in such areas as may be approved in writing by the Design Review Committee. In addition, any construction equipment and building materials stored or kept on any Lot during the construction of Improvements may be kept only in areas approved in writing by the Design Review Committee, which may also require screening of the storage areas. Each Owner shall be obligated to: (1) keep such Owner's Lot, as well as surrounding areas of the Project, including, without limitation, all pedestrian and road rights-of-way and drives, reasonably clean and clear of equipment, building materials, dirt, debris and similar materials in connection with or related to construction activities by or for the benefit of such Owner; and (2) promptly repair or rebuild any buildings, structures, landscaping or other improvements (including without limitation any Improvements that are damaged or destroyed through the act of any Owner or the Owner's contractors, agents or employees in connection with or related to construction activities by the Owner or the Owner's contractors, agents or employees, whether or not such act is negligent or otherwise culpable.



(c) No Person shall permit anything or condition to exist upon any Lot which shall induce, breed or harbor infectious plant diseases or noxious insects. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot so as to be Visible from Neighboring Property. No Lot shall be used in any manner to explore for or to remove any oil or other hydrocarbons, minerals of any kind, gravel, gas, earth or any earth substance of any kind.

(d) The provisions of this Section shall not apply to (a) construction activities of the Declarant or Declarant's contractors, agents or employees and (b) construction activities of the Association or Association's contractors, agents or employees with respect to the use of gravel on Tract B.

**4.4 Antennas.** Except for antennas, satellite dishes and other over-the-air receiving devices covered by the FCC rules governing Over-the-Air Reception Devices; Television Broadcast Service and Multi-Channel Multipoint Distribution Service (the "FCC Rule"), no antenna for the transmission or reception of television or radio signals or for access to the internet shall be installed on any Lot or Parcel unless approved by the Design Review Committee. Any antenna, satellite dish or other receiving device covered by the FCC Rule may be installed on a Lot or Parcel without the prior approval of the Design Review Committee provided the antenna, satellite dish or receiving device is placed inside a Residence or other Building or is placed on the portion of the Lot or Parcel which is the least Visible From Neighboring Property and does not interfere with the viewer's ability to install, maintain or use the antenna, satellite dish or receiving device. The Board of Directors shall have the right to adopt rules and regulations with respect to the installation and placement of antennas, satellite dishes and other receiving devices; provided, however, that the Board of Directors shall not impose or enforce any rule or regulation which is inconsistent with or prohibited by the FCC Rule.

**4.5 Trash Containers and Collection.** No garbage or trash shall be placed or kept on any Lot except in covered containers of a type, size and style which are approved by the Design Review Committee. In no event shall such containers be kept or placed on a Lot so as to be Visible from Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot.

**4.6 Utility Service.** No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures approved by the Design Review Committee. No provision of this Declaration shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of buildings or structures approved by the Design Review Committee. All water tanks shall be installed underground unless fully screened and approved by the Design Review Committee.

**4.7 Animals.**





(a) No animal, reptile or livestock may be kept on any Lot, except that a reasonable number of horses, llamas, lambs, dogs, cats, fowl, poultry, parakeets or similar household birds may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine what is a reasonable number of horses, llamas, lamb, dogs, cats, fowl, poultry, parakeets or similar household birds for any particular Lot, and the Board's determination shall be final. All animals permitted under this Section shall be confined to an Owner's Lot, except that (a) a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is controlled by the dog's owner at all times and (b) owners may ride horses in the road right-of-way or Common Open Space.

(b) No horse, llama, lamb, dog, cat, fowl, poultry, parakeet or similar household bird permitted to be kept on a Lot under Section 4.7 (a) shall be allowed to make an unreasonable amount of noise or to become a nuisance. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular horse, llama, lamb, dog, cat, fowl, poultry, parakeet or similar household bird permitted to be kept on a Lot under Section 4.7 (a) is a nuisance or making an unreasonable amount of noise. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration.

(c) The Board may adopt rules and regulations further restricting and governing animals within the Property, which rules may include, without limitation rules providing for the removal from the Property of a domestic pet which has bitten or attacked a person or other animal, has a propensity to attack persons or other animals or otherwise constitutes a threat to the safety of persons or other animals in the Property or which because of incessant barking or other behavior constitutes an unreasonable annoyance or nuisance to Owners and Occupants.

(d) Notwithstanding any other provision of this Section 4.7, and subject to the limitations described in this Section 4.7(d), livestock raised as a supervised (4-H or FFA) school project may be raised on an Owner's Lot for so long as used for a school project. The student or students raising livestock pursuant to a school project must live on the Owner's Lot and be the child, children, or dependents, of the Owner. Before livestock are placed on an Owner's Lot pursuant to a supervised school project, the Owner shall provide to Board a letter from the supervising 4-H or FFA official which describes the student's project, including the species, sex, and number of animals involved; the type of project; and the start and end dates of the project. After receiving and reviewing the documentation provided by the Owner, the Board shall, in its sole discretion, either approve or disapprove of the project.

The Board shall always have the authority and right to rescind project approval and terminate a student's 4-H or FFA project maintained on an Owner's Lot in the event the Board believes, in its sole discretion, that the project as maintained has become a verifiable nuisance to any other Owner located within one mile of the subject Owner's Lot, or has become a health hazard. In the event a project's approval is rescinded, the Owner shall immediately remove the unauthorized animals from Owner's Lot. Owner's failure to remove the



unauthorized animals shall result in the Owner being subject to the usual and customary penalties for violating this Declaration.

In no case shall any commercial feed lot operations be allowed, nor the breeding and raising of animals as a commercial operation.

**4.8 Machinery and Equipment.** No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery or equipment as is usual and customary in connection with residential use of property or machinery or equipment necessary for the construction of a Residence, building, structure, or other Improvement on the Lot.

**4.9 Signs.** No signs whatsoever may be erected, posted or displayed on any Lot without the prior written approval of the Design Review Committee, except for the following: (a) signs constructed or erected by the Declarant or by the Association and (b) "for sale" or "for lease" signs that are no larger than 47" X 24" (c) signs which the Association is required by applicable law to permit to be displayed on a Lot, but the Association may regulate the size, location, design, content and appearance of such signs to the extent permitted by law.

**4.10 Further Subdivision, Property Restrictions, Rezoning and Timeshares.** Without the prior written approval of the Design Review Committee and the Board, no Owner other than the Declarant shall do any of the following: (a) further subdivide a Lot or separate the Lot into smaller lots or parcels; (b) convey or transfer less than all of a Lot; or (c) replat the Lot or combine the Lot with other Lots. No further covenants, conditions, restrictions or easements shall be recorded by any Owner, Lessee, or other Person other than the Declarant against any Lot without the provisions thereof having been first approved in writing by the Design Review Committee and the Board. No application for rezoning, variances or use permits pertaining to any Lot shall be filed with any governmental authority by any Person other than the Declarant unless the application has been approved by the Design Review Committee and the Board and the proposed use otherwise complies with this Declaration. No Lot shall be subjected to or used for any timesharing, cooperative, weekly, monthly or any other type or revolving or periodic occupancy by multiple owners, cooperators, licensees or timesharing participants.

**4.11 Vehicles and Parking.**

(a) No mobile home, travel trailer, tent trailer, trailer, recreational vehicle, motor home, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept or stored on the Association Maintained Property. No mobile home may be parked, kept or stored on any Lot. No more than two, travel trailer, tent trailer, trailer, recreational vehicle, motor home, camper shell, boat trailer or other similar equipment may be parked, kept or stored on any Lot.

(b) Except as permitted by this Section, no Motor Vehicle may be parked, kept or stored on any Lot.



(c) No Motor Vehicle shall be parked on the Association Maintained Property, except for the temporary parking on the Association Maintained Property of Motor Vehicles of contractors, subcontractors, suppliers or vendors of the Association.

(d) Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot must be parked in the garage situated on the Lot to the extent space is available in the garage for the parking of such Motor Vehicles. If space is not available in the garage, then Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot shall be parked on the driveway constructed as part of the initial construction of Improvements on the Lot. Motor Vehicles owned or leased by guests or invitees of an Owner, Lessee or other Resident shall be parked in the garage or driveway situated on the Lot.

(e) No Motor Vehicle of any kind may be stored on a Lot, except in a garage, and no Motor Vehicle of any kind may be stored on the Association Maintained Property. For purposes of illustration but not of limitation, a Motor Vehicle shall be deemed stored if it is covered by a car cover, tarp or other material.

(f) No Motor Vehicle shall be constructed, reconstructed or repaired on any Lot in such a manner as to be Visible from Neighboring Property. No Motor Vehicle shall be constructed, reconstructed or repaired on the Association Maintained Property. No inoperable Motor Vehicle may be stored or parked on the Association Maintained Property. No inoperable Motor Vehicle may be stored or parked on any Lot in such a manner as to be Visible from Neighboring Property.

(g) The Board shall have the right and power to adopt rules and regulations governing and further restricting the parking of Motor Vehicles on Lots or the Association Maintained Property and implementing the provisions of this Section. In the event of any conflict or inconsistency between the provisions of this Section and the rules and regulations adopted by the Board of Directors, the provisions of this Section shall control.

**4.12 Drainage.** No Residence, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water. In addition, no Owner or other Person shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with or change the direction or flow of water.

**4.13 Garages.** No garage shall be converted to living spaces or altered or used for storage of material or other purposes so as to not allow for the parking of at least two (2) automobiles, except (a) that the Declarant may use a garage in one or more model homes for a sales office and/or a construction office, and (b) a builder who owns three (3) or more lots may use a garage in one model home for a temporary sales office as long as the model home is owned by the builder and is not occupied as a Residence, and (c) barndominiums are acceptable for residential use so long as they allow for the interior parking of at least two (2) or more automobiles.



**4.14 Rental of Lots.** No Owner may lease less than his entire Lot and the Residence situated thereon. All leases must be in writing and must provide that the terms of the lease are subject in all respect to the provisions of the Community Documents and that any violation of this Declaration or the Association Rules by the lessee or the other occupants shall be a default under the lease. There shall be no subleasing of Residences or assignments of leases. At least ten (10) days before commencement of the lease term, the Owner shall provide the Association with the following information: (a) the time period of the lease including the beginning and ending dates of the tenancy; (b) the name and contact information for each adult occupying the Residence during the lease term; and (c) a description and license plate numbers of the Lessees' vehicles. Any Owner who leases his Lot and the Residence situated thereon must provide the Lessee with copies of this Declaration, the Design Guidelines and the Association Rules. Any lease of a Lot or Residence situated thereon must be for an initial term of at least one (1) month. The Owner shall be liable for any violation of this Declaration, the Design Guidelines or the Association Rules by the Lessees or other persons residing in the Residence and their guests or invitees and, in the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations.

**4.15 Screening Materials.** All screening materials, whether fences, hedges or walls, shall be maintained and replaced from time to time on the Lots by the Owners thereof in accordance with the original construction of such Improvements by the Declarant or as approved by the Design Review Committee pursuant to Article 3.

**4.16 Lights.** Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee.

## **ARTICLE 5 EASEMENTS**

### **5.1 Easements for Use of Association Maintained Property.**

(a) Every Owner and Resident and their guests shall have a right and easement of enjoyment in and to the Association Maintained Property, which right shall be appurtenant to and shall pass with the title to every Lot, subject to:

(1) The right of the Board to adopt rules, regulations or policies regulating the use of the Association Maintained Property;

(2) The right of the Association to suspend the right of an Owner and such Owner's family, tenants and guests to use the Association Maintained Property if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the

Community Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation.

(3) The rights and easements reserved by or granted to the Declarant by this Declaration.

(b) If a Lot is leased or rented by the Owner thereof, the Lessee and the members of the Lessee's family residing with such Lessee shall have the right to use any recreational facilities or amenities situated on the Association Maintained Property during the term of the lease, and the Owner of such Lot shall have no right to use such recreational facilities or amenities until the termination or expiration of such lease.

(c) The right of easement and enjoyment of the Association Maintained Property may not be transferred or assigned except upon the conveyance or transfer of the Lot to which such right is appurtenant.

## **5.2 Utility and Development Easements.**

(a) A non-exclusive, perpetual blanket easement is hereby granted over and through the Association Maintained Property for the purpose of: (1) installing, constructing, operating, maintaining, repairing or replacing equipment used to provide to any portion of the Property or adjacent land any utilities, including, without limitation, water, sewer, drainage, gas, electricity, telephone and television service, whether public or private; and (2) ingress and egress to install, construct, operate, maintain, repair and replace such equipment and (3) storm water management and storm water drainage, as necessary or desirable for the orderly development of the Property. Such easement is hereby granted to any Person providing the aforesaid utilities or installing, constructing, maintaining, repairing or replacing equipment related thereto. Any pipes, conduits, lines, wires, transformers and any other apparatus necessary for the provision or metering of any utility may be installed or relocated only where permitted by the Declarant, where contemplated on any site plan approved by the Declarant or where approved by resolution of the Board. Equipment used to provide or meter such utilities or services may be installed above ground during periods of construction if approved by the Declarant. The Person providing a service or installing a utility pursuant to this easement shall install, construct, maintain, repair or replace the equipment used to provide or meter the utility as promptly and expeditiously as possible, and shall restore the surface of the land and the surrounding vegetation and improvements to their original condition as soon as possible.

(b) The Declarant hereby reserve the right to grant and reserve easements, rights-of-way and licenses over and through the Association Maintained Property for the purposes set forth in this Section or for any other purpose necessary or desirable for the orderly development of the Property. If the Person installing the utility or providing a service requests a specific easement by separate recordable documents, then the Declarant or the Association shall have the power to record a document locating such easements.

## **5.3 Easements to Facilitate Development.**



(a) The Declarant hereby reserves to itself and its successors and assigns a non-exclusive blanket easement over and through the Property for all purposes reasonably related to the development and completion of Improvements on the Property, including without limitation: (1) temporary construction easements; (2) easements for the temporary storage of supplies of building materials and equipment necessary to complete Improvements; and (3) easements for the construction, installation and Maintenance of Improvements on the Property or Improvements reasonably necessary to serve the Property.

(b) The Declarant hereby reserves to itself, its successors and assigns the right to: (1) use any Lots owned or leased by the Declarant, any other Lot with written consent of the Owner thereof as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office parking areas for the development, sale or lease of the Lots in the Project or for the development, sale or lease of the lots in any subdivision owned or marketed by the Declarant or any Person who controls, is controlled by or is under common ownership with the Declarant; and (2) install and maintain on any Lot owned or leased by the Declarant or any other Lot with the consent of the Owner thereof, such marketing, promotional or other signs which the Declarant deems necessary for development, sale or lease of the Lots in the Project or for the development, sale or lease of the lots in any subdivision owned or marketed by the Declarant or any Person who controls, is controlled by or is under common ownership with the Declarant.

(c) In the event of any conflict or inconsistency between this Section 5.3 and any other provision of the Community Documents, this Section 5.3 shall control and prevail over such other provisions. The rights of the Declarant set forth in this Section 5.3 shall be enforceable by injunction, by any other remedy available at law or in equity (including, but not limited to, the right to sue for damages) and/or by any means provided in this Declaration. Notwithstanding any other provision of this Declaration to the contrary, no amendment of this Section 5.3 shall be effective unless approved in writing by the Declarant.

**5.4 Dedications and Easements Required by Governmental Authority.** The Declarant hereby reserves to itself and its successors and assigns, the right to make any dedications and to grant any easements, rights-of-way and licenses required by any government or governmental agency over and through all or any portion of the Association Maintained Property. Each Owner agrees to promptly execute such documents as may be requested by the Declarant to evidence or make such dedications or grants.

**5.5 Further Assurances.** Any and all conveyances made to the Association or any Owner shall be conclusively deemed to incorporate these reservations of rights and easements, whether or not set forth in such grants. The easements granted and reservations made to the Declarant in this Declaration shall not terminate or merge and shall continue to run with the land, notwithstanding the common law doctrine of merger and the common ownership of all the Property by the Declarant. Upon written request of the Declarant, the Association and each Owner shall from time to time sign, acknowledge and deliver to the Declarant such further assurances of these reservations of rights and easements as may be requested.



**5.6 Duration of Development Rights; Assignment.** The rights and easements reserved by or granted to the Declarant pursuant to this Article 5 shall continue so long as the Declarant owns one or more Lots or holds an option to purchase one or more Lots. The Declarant may make limited temporary assignments of its easement rights under this Declaration to any Person performing construction, installation or Maintenance on any portion of the Property.

**5.7 Association Powers and Rights.** The Association's exercise of the rights, powers and easements granted in this Article 5 are not subject to the time limitations on duration applicable to the Declarant. If the Declarant or any Owner requests the Association to exercise its powers under this Section, the Association's cooperation shall not be unreasonably withheld, conditioned or delayed.

**5.8 Easement for Maintenance and Enforcement.** The Association and its directors, officers, agents, contractors and employees, the Design Review Committee and any other Persons authorized by the Board are hereby granted the right of access over and through any Lots (excluding the interior of any Residence), for: (a) the exercise and discharge of their respective powers and responsibilities under the Community Documents; (b) making inspections in order to verify that all Improvements on the Lot have been constructed in accordance with the plans and specifications for such Improvements approved by the Design Review Committee and that all Improvements are being properly maintained as required by the Community Documents; (c) correcting any condition originating in a Lot threatening another Lot; (d) performing installations or Maintenance of utilities, landscaping or other Improvements located on the Association Maintained Property; or (e) correcting any condition which violates the Community Documents.

**ARTICLE 6**  
**THE ASSOCIATION; ORGANIZATION; MEMBERSHIP**  
**AND VOTING RIGHTS**

**6.1 Formation of Association.** The Association shall be a nonprofit Wyoming corporation. The Association shall have all of the common law and statutory powers conferred upon nonprofit corporations under Wyoming law and all powers necessary or desirable to perform the Association's duties and obligations and to exercise the rights and powers of the Association set forth in the Community Documents. The Association shall not be dissolved unless another entity has agreed to assume the obligations of the Association under this Declaration with respect to the operation and maintenance of the Association Maintained Property.

**6.2 Board of Directors and Officers.** The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws. Until the termination of the Declarant Control Period, the Declarant shall have the right to appoint and remove the members of the Board. After the termination of the Declarant Control Period, the Board shall be elected by the members as provided in the Bylaws. For the limited purpose of determining whether a natural person is an Owner and therefore eligible to serve on the Board of Directors, the spouse of a natural person who is an



Owner and any member, manager, shareholder, partner, director, officer or other authorized representative of a corporation, general partnership, limited partnership, limited liability company, limited liability partnership or other legal entity that is an Owner shall be considered an Owner. Unless the Community Documents specifically require the vote or consent of the Members, the Board may do or cause to be done any act on behalf of the Association.

**6.3 The Association Rules.** The Board may adopt, amend and repeal rules and regulations pertaining to: (a) the management, operation and use of the Association Maintained Property including, but not limited to, any recreational facilities situated upon the Association Maintained Property; (b) minimum standards for the Maintenance of Lots; or (c) restrictions on the use and occupancy of Lots. In the event of any conflict or inconsistency between the provisions of this Declaration and the Association Rules, the provisions of this Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Declaration.

**6.4 Personal Liability.** No director or officer of the Association, no member of the Design Review Committee or of any committee of the Association, and no other person acting on behalf of the Board shall be personally liable to any Member, or to any other Person for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, or negligence in the discharge of such person's duties and responsibilities under the Community Documents provided such person acted in good faith.

**6.5 Implied Rights.** The Association may exercise any right or privilege given to the Association expressly by the Community Documents and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association by the Community Documents or reasonably necessary to effectuate any such right or privilege.

**6.6 Identity of Members.** The members of the Association shall be the Owners of the Lots. All Owners of Lots shall be mandatory members of the Association. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a member of the Association and shall remain a member of the Association until such time as its ownership ceases for any reason, at which time its membership in the Association shall automatically cease.

**6.7 Classes of Members and Voting Rights.** The Association shall have the following two classes of voting membership:

**Class A.** Class A members are all Owners, with the exception of the Declarant, of Lots. Each Class A member shall be entitled to one (1) vote for each Lot owned.

**Class B.** The Class B member shall be the Declarant. The Declarant shall be entitled to three (3) votes for each Lot owned.

**6.8 Voting Procedures.** No change in the ownership of a Lot shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each such Lot must be cast as a unit, and fractional votes shall not be allowed. In the event that a Lot is owned by more than one person





and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Member casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot unless objection thereto is made at the time the vote is cast. In the event more than one vote is cast by a Class A Member for a particular Lot, none of the votes shall be counted and all of the votes shall be deemed void.

**6.9 Transfer of Membership.** The rights and obligations of any Member other than the Declarant shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership of an Owner's Lot, and then only to the transferee of ownership to the Lot. A transfer of ownership to a Lot may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Wyoming. Any attempt to make a prohibited transfer shall be void. Any transfer of ownership to a Lot shall operate to transfer the Membership appurtenant to the Lot to the new Owner thereof. Each purchaser of a Lot shall notify the Association of his purchase within ten (10) days after he becomes the Owner of a Lot.

**6.10 Suspension of Voting Rights.** If any Owner fails to pay any Assessments or other amounts due to the Association under the Community Documents within fifteen (15) days after such payment is due or if any Owner violates any other provision of the Community Documents and such violation is not cured within fifteen (15) days after the Association notifies the Owner of the violation, the Board, in accordance with the procedures set forth in the Bylaws, shall have the right to suspend such Owner's right to vote until such time as all payments, including interest and attorneys' fees, are brought current, and until any other infractions or violations of the Community Documents are corrected.

## ARTICLE 7 COVENANT FOR ASSESSMENTS AND CREATION OF LIEN

**7.1 Obligation to Pay Assessments and Other Charges.** Each Owner, other than the Declarant, by becoming the Owner of a Lot, is deemed to covenant and agree, to pay Assessments to the Association in accordance with this Declaration. All Assessments shall be established and collected as provided in this Declaration. No Regular Assessment or Special Assessment shall be levied against any Lot owned by the Declarant. Each Assessment, together with interest and all costs, including but not limited to reasonable attorneys' fees, incurred by the Association in collecting or attempting to collect delinquent Assessments, whether or not suit is filed, shall also be the personal obligation of the Person who was the Owner of the Lot at the time when the Assessment became due. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them. No Owner shall be exempt from liability for Assessments because of such Owner's non-use of the Association Maintained Property, abandonment of such Owner's Lot or other circumstance. The obligation to pay Assessments is a separate and independent obligation on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed for

any alleged failure of the Association, the Board or the Design Review Committee to take some action or perform some function required of it.

## **7.2 Regular Assessments.**

At least thirty (30) days prior to the commencement of each Assessment Period, the Board shall prepare and adopt a budget of the estimated Common Expenses for the next Assessment Period, including any contribution to be made to a reserve fund. The budget shall also reflect the sources and estimated amounts of funds to cover such Common Expenses, which may include any surplus to be applied from prior years, any income expected from sources other than Assessments and the amount to be generated through Assessments against the Lots. Based on the budget adopted by the Board, the Board shall assess against each Assessable Lot a Regular Assessment. The Regular Assessment shall be the same for each Assessable Lot. The initial Regular Assessment shall be Eight Hundred Ten Dollars (\$810.00) per year per Parcel. The Parcel owner acquiring his or her interest during the calendar year shall be obligated for a pro rata portion thereof from the date of purchase. The Association shall not increase the Regular Assessment beyond ten percent (10%) per year unless approved by a majority vote of the Association membership.

(a) The Board shall give notice of the Regular Assessment to each Owner at least thirty (30) days prior to the beginning of each Assessment Period, but the failure to give such notice shall not affect the validity of the Regular Assessment established by the Board nor relieve any Owner from its obligation to pay the Regular Assessment. If the Board fails to adopt a budget for any Assessment Period, then until and unless such budget is adopted and a Regular Assessment is levied by the Board for such Assessment Period, the amount of the Regular Assessment for the immediately preceding Assessment Period shall remain in effect. Unless approval or ratification of the budget or the Regular Assessment for any Assessment Period is required by law, neither the budget nor the Regular Assessment shall be required to be ratified or approved by the Members.

**7.3 Special Assessments.** The Association may levy against each Assessable Lot a Special Assessment for the purpose of obtaining funds to pay the cost of any construction, reconstruction, repair or replacement of an Improvement upon the Association Maintained Property (including fixtures and personal property related thereto), or to pay unbudgeted expenses or expenses in excess of the amount budgeted. Any Special Assessment must be approved by two-thirds (2/3) of the votes entitled to be cast by Members who are voting in person or by proxy at a meeting duly called for such purpose. So long as the Declarant owns any Lot, any Special Assessment must be approved in writing by the Declarant. Any Special Assessment shall be levied in an equal amount for each Assessable Lot.

**7.4 Assessment Period.** The period for which the Regular Assessment is to be levied shall be the calendar year, except that the first Assessment Period shall commence on the first day of the first month following conveyance of the first Lot to a Purchaser and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period.

**7.5 Obligation of Declarant for Deficiencies.** During the Declarant Control Period, the Declarant shall pay and contribute to the Association such funds as may be necessary, when added to the Assessments levied by the Association, to pay all Common Expenses of the Association as they become due. In no event shall the Declarant be obligated to contribute funds to the Association in excess of the amount of Assessments that would have been payable by the Declarant if the Lots owned by the Declarant had been assessed as Assessable Lots.

**7.6 Rules Regarding Billing and Collection Procedures.** Regular Assessments shall be collected on an annual basis or such other basis as may be selected by the Board. Special Assessments may be collected as specified by the Board. The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making Assessments and for the billing and collection of the Assessments provided that the procedures are not inconsistent with the provisions of this Declaration. The failure of the Association to send a bill to a Member shall not relieve any Member of such Member's liability for any Assessment or charge under this Declaration, but the Assessment Lien therefore shall not be foreclosed until the Member has been given not less than thirty (30) days written notice prior to such foreclosure that the Assessment or any installment thereof is or will be due and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. The Association shall be under no duty to refund any payments received by it even though the ownership of a Lot changes during an Assessment Period but successor Owners of Lots shall be given credit for prepayments, on a prorated basis, made by prior Owners.

**7.7 Creation of Assessment Lien; Effect of Nonpayment of Assessments; Remedies of the Association.**

(a) Any Assessment, or any installment of an Assessment, not paid within fifteen (15) days after the Assessment, or the installment of the Assessment, first became due shall bear interest from the due date at the rate of interest set from time to time by the Board. In addition, the Board may establish a late fee to be charged to any Owner who has not paid any Assessment, or any installment of an Assessment, within fifteen (15) days after such payment was due.

(b) The Association shall have a lien on each Lot for any Assessment levied against that Lot from the time the Assessment becomes due and for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments. The Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments may be foreclosed in the same manner as a mortgage on real estate. If an Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment of the Assessment becomes due. The Association has a lien for fees, charges, late charges (other than charges for late payment of Assessments), monetary penalties or interest charged after the entry of a judgment in a civil suit for those fees, charges, late charges, monetary penalties or interest from a court of competent jurisdiction and the recording of that judgment in the records of the County Recorder of Laramie County, Wyoming, as otherwise provided by law. The Association's lien for monies other than for Assessments, for charges for late payment of those Assessments, for reasonable collection



fees and for reasonable attorney fees and costs incurred with respect to those Assessments may not be foreclosed and is effective only on conveyance of any interest in the Lot. The recording of this Declaration constitutes record notice and perfection of the Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments, and no further recordation of any claim of lien shall be required. Although not required in order to perfect the Association's lien, the Association shall have the right but not the obligation, to record a notice setting forth the amount of any delinquent Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments which are secured by the Association's lien. If the Association records a notice of lien, the Association may charge the Owner of the Lot against which the Notice of Lien is Recorded a lien fee in an amount established from time to time by the Board.

(c) The Association's Lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments shall have priority over all liens, other interests and encumbrances except for: (1) liens and encumbrances Recorded before the recording of this Declaration; (2) liens for real estate taxes and other governmental assessments and charges; and (3) the lien of any First Mortgage or seller's interest in a first contract for sale recorded prior to the Assessment Lien. Any First Mortgagee or any other Person acquiring title or coming into possession of a Lot through foreclosure of the First Mortgage, purchase at a foreclosure sale or trustee's sale, or through any equivalent proceedings, such as, but not limited to, the taking of a deed in lieu of foreclosure shall acquire title free and clear of any claims for unpaid Assessments and charges against the Lot which became payable prior to the acquisition of such Lot by the First Mortgagee or other Person. Any assessments and charges against the Lot which accrue prior to such sale or transfer shall remain the obligation of the defaulting Owner.

(d) The Association shall have the right, at its option, to enforce collection of any delinquent Assessments together with interest, lien fees, reasonable attorneys' fees and any other sums due to the Association in any manner allowed by law including, but not limited to, (1) bringing an action at law against the Owner personally obligated to pay the delinquent Assessments and such action may be brought without waiving the Assessment Lien or (2) bringing an action to foreclose the Assessment Lien in the manner provided by law for the foreclosure of a realty mortgage. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

**7.8 Purposes for which Association's Funds May Be Used.** The Association may use the funds and property collected and received by it (including the Assessments, fees, loan proceeds, surplus funds and all funds and property received by it from any other source) for the purpose of: (a) discharging and performing the Association's duties and obligations under the Community Documents or applicable law; (b) exercising the rights and powers granted to the Association by the Community Documents or applicable law; (c) providing or promoting activities and services the Board deems appropriate, necessary or desirable to foster or promote the common good and general welfare of the Project and the Owners, Lessees and Residents; (d)



contracting for services to be provided to Owners, Lessees and Residents; and (e) taking such other action as the Board deems necessary, appropriate or desirable for the management and administration of the Association or the benefit of the Association or the Project.

**7.9 Surplus Funds.** The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining. The Association shall not be obligated to reduce the amount of the Regular Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Association and the accomplishment of its purposes.

**7.10 Administrative Fee.** Each Person who purchases a Lot from a Person other than the Declarant shall pay to the Association immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board to compensate the Association for the administrative cost resulting from the transfer of a Lot.

**7.11 Reserves.** The Board of Directors shall establish reserves for the future periodic maintenance, repair or replacement of the major components of the Association Maintained Property. The reserves may be funded from Regular Assessments or any other revenue of the Association. All amounts designated as reserves shall be deposited by the Board of Directors in a separate bank account (the "**Reserve Account**") to be held for the purposes for which they are collected and are to be segregated from and not commingled with any other funds of the Association. Unless the Association is exempt from Federal or State taxes, all reserves shall be accounted for as contributions to the capital of the Association and segregated from the regular income of the Association or in any other manner authorized by law or regulation of the Internal Revenue Service that will prevent such funds from being taxed as income of the Association. Funds in the Reserve Account may only be used to pay costs and expenses related to the periodic maintenance, repair and replacement of the Association Maintained Property, unless the expenditure of any or all of the funds in the Reserve Account for other purposes is approved by the vote of Owners holding at least two-thirds (2/3) of the votes in the Association.

## **ARTICLE 8** **MAINTENANCE**

**8.1 Association Maintained Property.** The Association shall be responsible for the management and maintenance of the Association Maintained Property, and all Improvements located thereon, except for any part of the Association Maintained Property which any governmental entity is maintaining or is obligated to maintain. The Board shall be the sole judge as to the appropriate Maintenance of all Association Maintained Property, but the Association Maintained Property, and the Improvements located thereon, shall be maintained in good condition and repair at all times. No Owner, Resident or other Person shall construct or install any Improvements on the Association Maintained Property or alter, modify or remove any Improvements situated on the Association Maintained Property without the approval of the Board. No Owner, Resident or other Person shall obstruct or interfere with the Association in



the performance of the Association's management or Maintenance of the Association Maintained Property, and the Improvements located thereon.

**8.2 Lot Owner's Responsibility.** Each Owner of a Lot shall be responsible for the Maintenance of his Lot, and all buildings, Residences, landscaping or other Improvements situated thereon, except for any portion of the Lot, or any Improvement situated thereon, which is Association Maintained Property. All buildings, Residences, landscaping and other Improvements shall at all times be kept in good condition and repair. No yard equipment, wood piles or storage areas may be maintained so as to be Visible from Neighboring Property.

**8.3 Assessment of Certain Costs of Maintenance and Repair.** In the event that the need for Maintenance of Association Maintained Property is caused through the willful or negligent act of any Owner, his family, tenants, guests or invitees, the cost of such Maintenance shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

**8.4 Improper Maintenance and Use of Lots.** In the event any portion of any Lot is so maintained as to present a public or private nuisance, or as to substantially detract from the appearance or quality of the surrounding Lots or other areas of the Project which are substantially affected thereby or related thereto, or in the event any portion of a Lot is being used in a manner which violates this Declaration; or in the event the Owner of any Lot is failing to perform any of its obligations under the Community Documents (including, but not limited to, the Owner's obligations under Section 8.2), the Board may make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is taken within fifteen (15) days, the Board may cause such action to be taken at said Owner's cost. If at the expiration of said fourteen-day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

**8.5 Boundary Walls/Fences.** Each wall or fence which is located between two Lots shall constitute a boundary wall and, to the extent not inconsistent with this Section, the general rules of law regarding boundary walls shall apply. The Owners of contiguous Lots who share a boundary wall shall both equally have the right to use such wall provided that such use by one Owner does not interfere with the use and enjoyment of same by the other Owner. Except as otherwise provided in this Section, the Owners of contiguous Lots who share a boundary wall shall each pay one-half ( $\frac{1}{2}$ ) of the cost of any maintenance, repair or replacement of the boundary wall. Either of such Owners may perform any necessary repair, maintenance or replacement of the boundary wall and in such event, such Owner shall be entitled to reimbursement from the other Owner for one-half ( $\frac{1}{2}$ ) of such cost. In the event that any boundary wall is damaged or destroyed through the negligence or willful act of an Owner, his agents, tenants, licensees, guests or family, it shall be the obligation of such Owner to rebuild and repair the boundary wall without cost to the other Owner or Owners who share the boundary wall. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title. In addition to meeting



the other requirements of this Declaration and of any other building code or similar regulations or ordinances, any Owner proposing to modify, make additions to or rebuild a boundary wall shall first obtain the written consent of the adjoining Owners. In the event any boundary wall encroaches upon a Lot, a valid easement for such encroachment and for the maintenance of the boundary wall shall and does exist in favor of the Owners of the Lots which share such boundary wall.

**8.6 Maintenance of Walls other than Boundary Walls.** Walls (other than boundary walls) located on a Lot shall be maintained, repaired and replaced by the Owner of the Lot. Any wall which is placed on the boundary line between a Lot or portion of a Lot and Association Maintained Property shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and maintenance of the side of the wall which faces the Association Maintained Property.

## **ARTICLE 9 INSURANCE**

### **9.1 Scope of Coverage.**

(a) Commencing not later than the time of the first conveyance of a Lot to a Purchaser, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(1) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Board, but not less than \$1,000,000. Such insurance shall cover all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Association Maintained Property and all other portions of the Project which the Association is obligated to maintain under this Declaration, and shall also include hired automobile and non-owned automobile coverages with cost liability endorsements to cover liabilities of the Owners as a group to an Owner;

(2) Property insurance on all Association Maintained Property insuring against all risk of direct physical loss, insured against in an amount equal to the maximum insurable replacement value of the Association Maintained Property, as determined by the Board; provided, however, that the total amount of insurance after application of any deductibles shall not be less than one hundred percent (100%) of the current replacement cost of the insured property, exclusive of land, excavations, foundations and other items normally excluded from a property policy.

(3) Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of Wyoming;



(4) Such other insurance as the Board shall determine from time to time to be appropriate to protect the Association or the Owners;

(5) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions: (i) that there shall be no subrogation with respect to the Association, its agents, servants, and employees, with respect to Owners and members of their household; (ii) no act or omission by any Owner, unless acting within the scope of his authority on behalf of the Association, will void the policy or be a condition to recovery on the policy; (iii) that the coverage afforded by such policy shall not be brought into contribution or proration with any insurance which may be purchased by Owners or their mortgagees or beneficiaries under deeds of trust; (iv) a "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or other Owners; (v) statement of the name of the insured as the Association; and (vi) for policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the first mortgagee named in the policy at least ten (10) days in advance of the effective date of any substantial modification, reduction or cancellation of the policy;

(b) The premiums for any insurance obtained by the Association pursuant to this Section shall be included in the budget of the Association and shall be paid by the Association.

**9.2 Certificates of Insurance.** An insurer that has issued an insurance policy under this Article shall issue a certificate or a memorandum of insurance to the Association and, upon request, to any Owner, mortgagee or beneficiary under a mortgage or deed of trust. Any insurance obtained pursuant to this Article may not be cancelled until thirty (30) days after notice of the proposed cancellation has been mailed to the Association, each Owner and each mortgagee or beneficiary under a deed of trust to whom certificates of insurance have been issued.

**9.3 Payment of Insurance Proceeds.** With respect to any loss to any Association Maintained Property covered by property insurance obtained by the Association in accordance with this Article, the loss shall be adjusted with the Association, and the insurance proceeds shall be payable to the Association and not to any mortgagee or beneficiary under a mortgage or deed of trust. Subject to the provisions of Section 9.4, the proceeds shall be disbursed for the repair or restoration of the damage to the Association Maintained Property.

**9.4 Repair and Replacement of Damaged or Destroyed Property.** Any portion of the Association Maintained Property which is damaged or destroyed shall be repaired or replaced promptly by the Association unless repair or replacement would be illegal under any state or local health or safety statute or ordinance, or Owners representing at least eighty percent (80%) of the total authorized votes in the Association vote not to repair or replace the damaged or





destroyed Improvements. The cost of repair or replacement in excess of insurance proceeds and reserves shall be paid by the Association. If all of the Association Maintained Property is not repaired or replaced, insurance proceeds attributable to the damaged Association Maintained Property shall be used to restore the damaged area to a condition which is not in violation of any state or local health or safety statute or ordinance and the remainder of the proceeds shall be retained by the Association as an additional capital reserve.

**ARTICLE 10**  
**GENERAL PROVISIONS**

**10.1 Enforcement.**

(a) The Association may enforce the Community Documents in any manner provided for in the Community Documents or by law or in equity, including, but not limited to:

- (1) imposing reasonable monetary fines after notice and an opportunity to be heard is given to the Owner or other violator. An Owner shall be responsible for payment of any fine levied or imposed against a Lessee or Resident of the Owner's Lot or by any guest or invitee of the Owner or any Lessee or Resident;
- (2) suspending an Owner's right to vote;
- (3) suspending any Person's right to use the Association Maintained Property;
- (4) suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner is more than 15 days' delinquent in paying any assessment or other charge owed to the Association;
- (5) exercising self-help or taking action to abate any violation of the Community Documents in a non-emergency situation;
- (6) requiring an Owner, at the Owner's expense, to remove any structure or Improvement on such Owner's Lot in violation of this Declaration and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass;
- (7) without liability to any Person, prohibiting any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of this Declaration or the Design Guidelines from continuing or performing any further activities in the Project;

(8) towing vehicles which are parked in violation of this Declaration or the Association Rules; and

(9) filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or money damages or to obtain such other relief as to which the Association may be entitled.

(10) recording a written notice of violation by any Owner, Lessee or Resident of any restriction or other provision of the Community Documents. The notice shall be executed by an officer of the Association and shall contain substantially the following information: (i) the name of the Owner, Lessee or Resident violating, or responsible for the violation of, the Community Documents; (ii) the legal description of the Lot against which the notice is being Recorded; (iii) a brief description of the nature of the violation; (iv) a statement that the notice is being Recorded by the Association pursuant to this Declaration; and (v) a statement of the specific steps which must be taken by the Owner or occupant to cure the violation. Recordation of a notice of violation shall serve as notice to the Owner and Resident, and any subsequent purchaser of the Lot, that there is such a violation. Failure by the Association to Record a notice of violation shall not constitute a waiver of any such violation, constitute any evidence that no violation exists with respect to a particular Lot or constitute a waiver of any right of the Association to enforce the Community Documents.

(b) The Association shall not be obligated to take any enforcement action if the Board determines, in its sole discretion, that because of the strength of the Association's possible defenses, the time and expense of litigation or other enforcement action, the likelihood of a result favorable to the Association, or other facts deemed relevant by the Board, enforcement action would not be appropriate or in the best interests of the Association.

(c) Any Owner shall also have the right to enforce this Declaration in any manner available at law or in equity. All rights and remedies of the Association under the Community Documents or at law or in equity are cumulative, and the exercise of one right or remedy shall not waive the Association's right to exercise another right or remedy. The failure of the Association or an Owner to take enforcement action with respect to a violation of the Community Documents shall not constitute or be deemed a waiver of the right of the Association or any Owner to enforce the Community Documents in the future.

(d) If the Association retains or consults with an attorney with respect to any violation of the Community Documents by an Owner, the Lessees of an Owner or the Residents of the Owner's Lot, all attorney fees incurred by the Association shall be assessed against the Owner, whether or not a lawsuit is filed by the Association, and all such attorney fees shall be paid by the Owner to the Association on demand and shall be secured by the Assessment Lien.



If any lawsuit is filed by the Association, an Owner, a Lessee or Resident to enforce the provisions of the Community Documents or in any other manner arising out of the Community Documents or the operations of the Association, the prevailing party in such action shall be entitled to recover from the other party all attorney fees incurred by the prevailing party in the action.

**10.2 Duration; Termination.** This Declaration, as it may be amended pursuant to Section 10.3, shall run with the land and bind the Property and be in full force and effect in perpetuity unless terminated as provided in this Section. This Declaration may be terminated at any time if such termination is approved by the affirmative vote or written consent, or any combination thereof, of the Owners holding ninety percent (90%) or more of the votes in the Association. If the necessary votes and consents are obtained, the Board shall cause to be Recorded a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association, with their signatures acknowledged. Following the Recording of a Certificate of Termination, this Declaration shall have no further force and effect, and the Association shall be dissolved pursuant to the terms set forth in its Articles. No termination of this Declaration shall be effective unless approved in writing by the Declarant if the Declarant owns one or more Lots at the time of the termination.

**10.3 Amendments.**

(a) This Declaration may be amended at any time by the affirmative vote of Owners holding not less than two-thirds (2/3) of the votes in the Association. Any amendment to this Declaration must be approved in writing by the Declarant if the Declarant owns any Lot at the time of the amendment.

(b) Any amendment approved by the Owners or by the Board pursuant to this Section shall be signed by the President or Vice President of the Association and shall be Recorded and any such amendment shall certify that the amendment has been approved as required by this Section. Unless a later effective date is provided for in the amendment, any amendment to this Declaration shall be effective upon the Recording of the amendment.

(c) During the Declarant Control Period, the Declarant shall have the right to unilaterally amend the Declaration to comply with or make the Declaration consistent with any applicable federal, state or local law, ordinance or regulation, whether existing at the time the Declaration was Recorded or enacted after the Declaration was Recorded or correct any error or inconsistency or resolve any ambiguity in the Declaration. After the termination of the Declarant Control Period, the Board, without a vote of the Members, shall have the right to amend the Declaration to comply with or make the Declaration consistent with any applicable federal, state or local law, ordinance or regulation, whether existing at the time the Declaration was Recorded or enacted after the Declaration was Recorded or correct any error or inconsistency or resolve any ambiguity in the Declaration.

(d) Any challenge to an amendment to this Declaration for the reason that the amendment was not adopted by the required number of Owners or was not adopted in



accordance with the procedures set forth in this Section must be made within one (1) year after the Recording of the amendment.

**10.4 Severability.** Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

**10.5 Change of Circumstances.** Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

**10.6 Laws, Ordinances and Regulations.** The covenants, conditions and restrictions set forth in this Declaration and the provisions requiring Owners and other persons to obtain the approval of the Declarant, the Board or the Design Review Committee with respect to certain actions are independent of the obligation of the Owners and other persons to comply with all applicable laws, ordinances and regulations, and compliance with this Declaration shall not relieve an Owner or any other person from the obligation to also comply with all applicable laws, ordinances and regulations. Any violation of any state, municipal, or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth herein.

**10.7 References to this Declaration in Deeds.** Deeds to and instruments affecting any Lot or any other part of the Project may contain the covenants, conditions and restrictions herein set forth by reference to this Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the provisions of this Declaration shall be binding upon the Grantee-Owner or other person claiming through any instrument and his heirs, executors, administrators, successors and assignees.

**10.8 Gender and Number.** Wherever the context of this Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

**10.9 Captions and Titles.** All captions, titles or headings of the Articles and Sections in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent of context thereof. Unless otherwise specified, all references in this Declaration to Articles or Sections refer to Articles and Section of this Declaration.

**10.10 Notices.** All notices, demands, statements or other communications required to be given or served under this Declaration shall be in writing and shall be deemed to have been duly given and served if delivered personally, sent by Federal Express or other overnight delivery service, sent by United States mail, postage prepaid or sent by fax, electronic mail or other form of wireless communication, as follows: (a) if to an Owner, at the mailing address, email address or fax number which the Owner provides to the Secretary of the Association for

the purpose of notice or, if no such mailing address, email address or fax number is provided, at the street address of the Lot of such Owner or; (b) if to the Association or the Design Review Committee, at the principal place of business of the Association as shown on the records of the Arizona Corporation Commission or at such other mailing address, email address or fax number as may be designated by the Association in a written notice to the Owners pursuant to this Section. Notice given by personal delivery, overnight delivery service, fax, electronic mail or other form of wireless communication shall be deemed to have been received by the Person to whom the notice was addressed when the notice is actually received. A notice given by United States mail shall be deemed to have been received by the Person to whom the notice was addressed on the earlier of the date the notice is actually received or three days after the notice is mailed. If a Lot is owned by more than one Person, notice to one of the Owners shall constitute notice to all Owners of the same Lot.

DATED this 17<sup>th</sup> of July 2024.

ASSOCIATION:

WHISPERTING HILLS WYOMING HOMEOWNERS ASSOCIATION, INC., a Wyoming nonprofit corporation



Alan Olson, Director and President

STATE OF Idaho )  
 ) ss.  
County of Ada )

Acknowledged before me this 17<sup>th</sup> day of July, 2024, by Alan Olson, the Director and President of Whispering Hills Wyoming Homeowners Association, Inc., on behalf of the company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires:

5-15-2029



**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

Tracts A, B, C, 93 thru 100, inclusive, 205 thru 340, inclusive, and 342 thru 389, inclusive, of Happy Valley, Second Filing, a subdivision situated in portions of Sections 30 and 31, Township 14 North, Range 68 West; Section 6, Township 13 North, Range 68 West; and Section 1, Township 13 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, Laramie County, State of Wyoming.

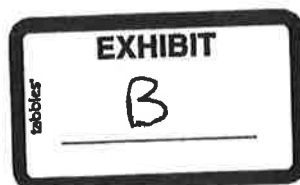


Name of Parcel Owner	Mailing Address	Parcel #	Section 4.7(D) Livestock	Section 4.12 Garages	Date Voted
Dorothy Boyd & John Kindstater, Jr.	2600 Peregrine Creek Dr, Milken CO, 80543	379 - 2nd Phase	For	For	2/11/2024
Thomas Mullins	24840 Sun Rose Circle, Menifee, CA 92584		343 Against	For	2/13/2024
Marie and Todd Hammond	731 Via Marquessa, Camarillo, CA 93012		342 For	For	2/13/2024
Donald and Lori Helms	6438 Silver Mesa Drive, #A, Highlands Ranch, CO 80130		339 For	For	2/25/2024
Jennifer and Jonathan Steele	324 Caribbean Rd., Cheyenne, WY 82009		324 For	For	2/18/2024
Steven and Kathryn Jackson	28455 E. 162nd, Brighton CO 80603	323 - 2nd Phase	For	For	2/11/2024
Michael and Marcella Carter	1464 Madena Rd., Unit 360, Simi Valley, CA 93065		300 Against	Against	2/12/2024
Eric Wiese and Tracey Finnegan-Wiese	6248 SW Chesnut Dr., Corvallis, OR 97333		299 For	For	2/10/2024
Terry and Suzanne Wichert	3539 NW Scenic Dr., Albany, OR 97321	288 - 3rd Phase	For	For	2/12/2024
Rick and Diane Lee	1214 Bentley Rd., Cheyenne WY 82009		284 For	For	2/9/2024
Tobi and Monica Sheppard	509 Sundown Ct., Fort Collins, CO 80525		281 For	For	2/8/2024
Tobi and Monica Sheppard	509 Sundown Ct., Fort Collins, CO 80525		282 For	For	2/8/2024
Jeff Bakalar and Bakalar Family Trust	7120 E. Kierland Blvd, #1007, Scottsdale, AZ 85254		276 For	For	2/10/2024
Jeff Bakalar and Bakalar Family Trust	7120 E. Kierland Blvd, #1007, Scottsdale, AZ 85254		277 For	For	2/10/2024
Jeff Bakalar and Bakalar Family Trust	7120 E. Kierland Blvd, #1007, Scottsdale, AZ 85254		278 For	For	2/10/2024
Jesus Roman and Wyoming Property H	1001 A East Harmony Rd., Unit 20, Fort Collins, CO 80525		268 For	For	2/12/2024
Matthew and Michelle Emme	989 Range Line Rd., Cheyenne, WY 82009	264 - Happy Valley 2nd Filing	For	Against	2/22/2024
Matthew and Michelle Emme	989 Range Line Rd., Cheyenne, WY 82009	275- Happy Valley 2nd Filing	For	Against	2/22/2024
Mykel Jones	1252 Bentley Rd, Cheyenne, WY 82009		262 For	For	2/12/2024
Jeff and Lisa Lindquist	1264 Bentley Rd, Cheyenne, WY 82009		261 For	For	2/12/2024
Amanda Ritter	1276 north Carolina Rd., Cheyenne, WY 82009		254 For	For	2/9/2024
Tyrel and Cynthia Luthy	1284 Bentley Rd., Cheyenne, WY 82009		249 For	For	2/12/2024
Jody Lambert	1254 North Carolina Rd., Cheyenne, WY 82009		239 Against	For	2/9/2024
Brandon Cosgriff	2802 PO Box, Cheyenne, WY 82003	98/100	For	For	2/9/2024
Terry Valentino	89325 Old Coburg Rd., Unit 301, Eugene, OR 97408		95 For	For	2/9/2024
Nicholas Larson	1287 Tennessee Rd., Cheyenne, WY 82009		84 *No Vote*	For	2/11/2024
Lonnie Sperle	1296 Bentley Rd, Cheyenne, WY 82009		241 For	For	2/26/2024
Cole and Taren Mainos	1287 Bentley Rd, Cheyenne, WY 82009		For	For	2/17/2024
Austin Hofmann	1272 Bentley Rd, Cheyenne, WY 82009		For	For	2/20/2024
Shane and Heather Hart	1271 North Carolina Rd, Cheyenne, WY 82009		For	For	2/9/2024
Sarah and Matthew Whipple	1270 North Carolina Rd, Cheyenne, WY 82009		For	For	2/13/2024
Cade and Sarah Schindler	1245 North Carolina Rd, Cheyenne, WY 82009		For	For	2/12/24
Cley and Lori Sharp	1236 Bentley Rd, Cheyenne, WY 82009		273 For	For	2/10/2024
Brooks Company/Developer			246 For	For	2/28/2014
Brooks Company			252 For	For	2/28/2014
Brooks Company			265 For	For	2/28/2014
Brooks Company			283 For	For	2/28/2014
Brooks Company			287 For	For	2/28/2014
Brooks Company			288 For	For	2/28/2014
Brooks Company			289 For	For	2/28/2014
Brooks Company			290 For	For	2/28/2014
Brooks Company			291 For	For	2/28/2014
Brooks Company			292 For	For	2/28/2014
Brooks Company			293 For	For	2/28/2014
Brooks Company			294 For	For	2/28/2014
Brooks Company			295 For	For	2/28/2014



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Brooks Company	286 For	For	2/28/2014
Brooks Company	287 For	For	2/28/2014
Brooks Company	301 For	For	2/28/2014
Brooks Company	302 For	For	2/28/2014
Brooks Company	304 For	For	2/28/2014
Brooks Company	305 For	For	2/28/2014
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