



## Declaration of Amended Covenants, Conditions and Easements for Bozeman Trail Ranches

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This is a declaration of amended covenants made effective the 31<sup>st</sup> day of August, 2016 after a vote by the members and tract owners of the Bozeman Trail Ranches Home Owner's Association (BTR HOA). The amendments are reflected in bold. A legal description of such tracts is shown on "Exhibit A."

1) Article III; Use, Occupancy and Construction 3.01 shall be amended as follows:

3.01 Further Division. A Tract may be hereafter partitioned, divided, subdivided or broken into parts or sub-parcels if the Owner thereof does so in accord with applicable zoning and subdivision rules, regulations and laws and the same is properly permitted by those governmental agencies with jurisdiction thereof. PROVIDED HOWEVER, no portion or parcel of any Tract, as originally shown and described on Exhibit A, shall be divided into more than **two (2) portions** thereof, even if otherwise lawful to do so.

**3.01(a) Family Member Provision. Any division of a Tract pursuant to Article III, 3.01, shall only be permitted when executed between a Tract Owner and a Tract Owner's immediate family member. An "immediate family member" is defined as a tract owner's parent, spouse, sibling or child.**

Article III; Use, Occupancy and Construction 3.01 originally read as follows:

3.01 Further Division. A Tract may be hereafter partitioned, divided, subdivided or broken into parts or sub-parcels if the Owner thereof does so in accord with applicable zoning and subdivision rules, regulations and laws and the same is properly permitted by those governmental agencies with jurisdiction thereof. PROVIDED HOWEVER, no portion or parcel of any Tract, as originally shown and described on Exhibit A, shall be divided into more than five (5) portions thereof, even if otherwise lawful to do so.

2) Article III; Use, Occupancy and Construction 3.26 shall be added to the covenants, conditions and easements for Bozeman Trail Ranches as follows:

**3.26 Hunting Restrictions: No Tract Owner shall allow hunting on his or her Tract unless the Tract Owner is physically present at the time the hunt takes place.**



2016-729925 9/30/2016 2:12 PM PAGE: 2 OF 3  
BOOK: 562 PAGE: 480 FEES: \$18.00 EE AMENDED COVENANTS  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

By: Darci A. V. Phillips, President of BTR HOA

Subscribed and sworn to before me this 30 day of September, 2016.

WITNESS my hand and notarial seal.



Notary Public



**EXHIBIT A**

**Township 56 North, Range 85 West, 6<sup>th</sup> P.M.**

**Section 35: All**

**Section 36: All**

**Township 55 North, Range 85 West, 6<sup>th</sup> P.M.**

**Section 1: Lot 4**

**Section 2: Lots 1 and 2**

**Township 56 North, Range 84 West, 6<sup>th</sup> P.M.**

**Section 31: Lot 3, W $\frac{1}{2}$ NW $\frac{1}{4}$ , and that portion of Lot 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31 lying north of the County road as it existed on November 6, 1915 excepting therefrom that certain Warranty Deed conveyed to Mrs. Lena Philips recorded in Book 33 of Deeds, page 522. Also excepting therefrom that certain Warranty Deed conveyed to The State Highway Commission of Wyoming recorded in Book 258, page 252.**