



Declaration of Covenants 130.39 Acre TRACT – See Exhibit A

W.Donald Horn, Jr. and Eileen S. Horn, herein the “Declarants”, hereby declare that all the land within a 130.39 acre parcel, (herein the TRACT), as more particularly described in attached Exhibit A, and recorded in the Office of the County Clerk of Sheridan County, Wyoming on October 4th, 2019, shall be subject to the following covenants:

No mobile homes or modular homes shall be permitted upon the TRACT at any time. A mobile home is defined as a living unit, manufactured with an integral towing device or wheels. This restriction shall not prevent the parking of a camping trailer, motor home or recreational vehicle on the TRACT. Upscale System Homes that conform to the natural aesthetics of the surrounding land are permissible.

Operation of a feedlot on the TRACT, which is hereby described as an intensive animal feeding operation for the confining and finishing of livestock prior to slaughter, shall be prohibited.

There shall be no lights left on anywhere on the TRACT all night unless they are “dark sky” compliant (the source of which would not be visible to neighbors). Those lights controlled by a motion sensor or a light sensor and an elapsed time off switch shall be permitted.

No structures of any kind shall be located on the TRACT within fifty (50) feet of the property line.

The TRACT owner(s) shall contribute 1/26th of the cost of routine road maintenance, including grading and weed spraying, as determined by the Eagle Ridge Home Owners Association.

This Declaration of Covenants shall run with the land and shall be binding upon all parties unless repealed or amended by Declarants.



Executed by the Declarants the 3rd day of October, 2019.

BY: W. Donald Horn, Jr.
W. Donald Horn, Jr.

BY: Eileen S. Horn
Eileen S. Horn

The following is an example of an acknowledgment:

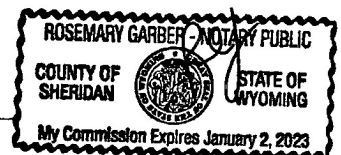
State of Wyoming

County of Sheridan^{SS}

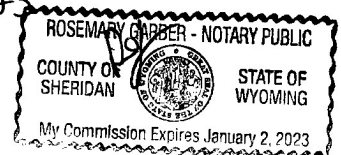
The foregoing instrument was
acknowledged before me by
State of Wyoming; Donald Eiken Horn
this 3rd day of October
2019.

Witness my hand and official seal.

Rosemary Garber
Notary Public



My commission expires: January 2, 2023



RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

January 1, 2019

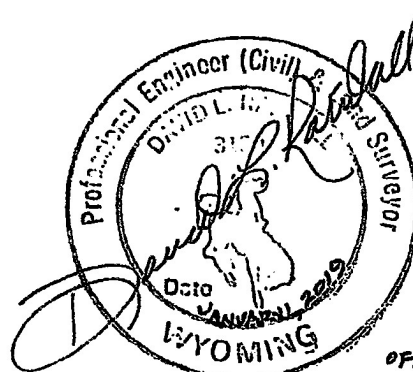
Mr. Don Horn
P. O. Box 430
Dayton, Wyoming 82836

Re: Description of a Tract of Land in the SW $\frac{1}{4}$ of Section 6, T 56 N, R 86 W,
Sheridan County, Wyoming. (Including a Portion of the 60 Foot Wide
Road Easement, known as Eagle Ridge Trail).

A tract of land situated in the SW $\frac{1}{4}$ of Section 6, Township 56 North,
Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming;
more particularly described as follows:

Beginning at the Southwest Corner of said Section 6, thence along the
South line of said Section 6 on a bearing of N 89°09'44" E for a distance of
2,658.92 feet to the South $\frac{1}{4}$ Corner of said Section 6; thence N 1°24'47" W for a
distance of 1,878.94 feet to a point on the Northerly line of a 60 foot wide road
easement recorded in Book of Deeds 467, Page 280 of the Sheridan County
Clerk's Office, Sheridan, Wyoming (this road easement also known as the
Access Loop Road as shown on the Plat of the Eagle Ridge Subdivision
recorded in said Sheridan County Clerk's Office); thence following the inner
course of said Access Loop Road for the following courses and distances; S
14°20'39" W for a distance of 1.87 feet to a point of curvature; thence along a
curve to the right, this curve having a Radius of 270 feet, a Central Angle of
75°39'21", an Arc Length of 356.52 feet and a Chord bearing S 52°10'20" W with
a Chord distance of 331.18 feet to a point of tangency; thence West for a
distance of 709.85 feet to a point of curvature; thence along a curve to the right,
this curve having a Radius of 470 feet, a Central Angle of 90°01'58", an Arc
Length of 738.54 feet and a Chord bearing N 44°59'01" W with Chord distance
of 664.87 feet; thence N 0°01'58" E for a distance of 523.70 feet to a point on
the South line of said Eagle Ridge Subdivision; thence leaving the inner course
of said Access Loop Road on a bearing of N 89°58'43" W for a distance of
1,161.99 feet to the West $\frac{1}{4}$ Corner of said Section 6; thence S 0°11'04" W for a
distance of 2,706.75 feet to the point of beginning.

Said tract of land contains 130.39 Acres.



NO. 2019-753102 DECLARATION OF COVENANTS

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DON HORN 12 DORNOCH DR
SHERIDAN WY 82801

OFFICE COPY