

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF WENDTLAND MINOR SUBDIVISION
AND ADOPTION AND AFFIRMANCE OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF KNODE RANCH SUBDIVISION - PHASE III
FOR WENDTLAND MINOR SUBDIVISION

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

THIS DECLARATION made on this 26th day of April, 2001, by ANTHONY T. WENDTLAND and DEBRA J. WENDTLAND, husband and wife, and A. BRUCE GUTWEILER and CYNTHIA A. GUTWEILER, husband and wife, hereinafter referred to as "Declarants"

WITNESSETH:

WHEREAS, Declarants are the owners of all real property located in the Wendtland Minor Subdivision, located and created within the Knode Ranch Subdivision - Phase III, Sheridan County, Wyoming, and more particularly described in Exhibit "A" appended hereto and made a part hereof.

WHEREAS, the Wendtland Minor Subdivision is created as a minor subdivision from Lots 43, 44 and 45 from the Knode Ranch Subdivision - Phase III solely for the purpose of combining and reconfiguring Lots 43, 44 and 45 into two lots to decrease density in that area.

WHEREAS, Declarants have always held the real property and improvements that are the subject of this Declaration subject to the Declaration of Covenants, Conditions and Restrictions of Knode Ranch Subdivision - Phase III originally signed on the 27th day of September, 1979 and recorded November 21, 1979 at Book 244, Page 314, Instrument No. 779114 in the Sheridan County Clerk and Recorder's office and later amended in a document signed on the 15th day of January, 1980 and recorded February 21, 1980 at Book 247, Page 57, Instrument No. 785005 in

the Sheridan County Clerk and Recorder's office, and it is the express intent of the Declarants to maintain the said Covenants of the Knode Ranch Subdivision – Phase III in Sheridan County, Wyoming as applicable and binding in all respects upon all real property and improvements within the new Wendtland Minor Subdivision in a manner that effectively continues said Knode Ranch Subdivision – Phase III Covenants in force concerning the lands in the Wendtland Minor Subdivision; and

WHEREAS, the Board of Directors for the Knode Ranch Subdivision – Phase III have approved and passed a variance resolution authorizing the Declarants to reconfigure Lots 43, 44 and 45 of the Knode Ranch Subdivision – Phase III into two (2) lots in the Wendtland Minor Subdivision so long as the Wendtland Minor Subdivision remains subject to and bound by the Knode Ranch Subdivision – Phase III Amended Declaration of Covenants in all respects and subject to the authority and control of the Knode Ranch Subdivision Board of Directors.

NOW, THEREFORE, Declarants hereby declare that all of the lands, properties and improvements described in Exhibit "A" shall be held, sold, conveyed, subject to the following easements, restrictions, covenants and conditions which are for the purposes of protecting the value and the existing natural beauty of, and which shall run with the real property and improvements and be binding upon Declarants and all other parties having any right, title, or interest in the described premises, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each and every owner thereof.

All definitions, use and other restrictions terms governing its terms, conditions and provisions, property use and restriction terms and provisions, assessment provisions, general provisions (including any terms including but not limited to any terms concerning enforcement) severability provisions, amendment and duration provisions, and successor and assigns

provisions as set forth in the Declaration of Covenants, Conditions and Restrictions of Knode Ranch Subdivision - Phase III, Sheridan County, Wyoming, recorded November 21, 1979 at Book 244, Page 314, Instrument No. 779114 in the office of the Sheridan County Clerk and Recorder as said Declaration was amended in an Amendment to Declaration of Covenants, Conditions and Restrictions of Knode Ranch Subdivision - Phase III, recorded February 21, 1980 at Book 247, Page 57, Instrument No. 785005 in the office of the Sheridan County Clerk and Recorder.

Assessments for each of the two (2) individual lots in the Wendtland Minor Subdivision shall be assessed at the rate of one and one-half (1½) times the annual assessment rate as set and determined by the Board of Directors for Knode Ranch Subdivision - Phase III, Sheridan County, Wyoming. Said assessment shall be incurred, billed and paid consistent with requirements that apply to all other individual lots within the Knode Ranch Subdivision - Phase III, Sheridan County, Wyoming.

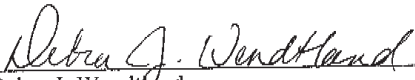
Amendment and Duration. The covenants and restrictions of this Declaration shall run with, and be binding upon, the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. This Declaration may be amended only in a manner consistent with a proper amendment of the Covenants, Conditions and Restrictions of Knode Ranch Subdivision - Phase III in effect at any time when amendment is attempted.

Successors and Assigns. This Declaration shall be binding upon and shall insure to the benefit of the Knode Ranch Subdivision - Phase III, Sheridan County, Wyoming Association and each owner, and the heirs, personal representatives, successors and assigns of each of them.


IN WITNESS WHEREOF, Declarants have executed this Declaration the day and year
first above written.




Anthony T. Wendtland



Debra J. Wendtland



A. Bruce Gutweiler



Cynthia A. Gutweiler

EXHIBIT "A"

The above or foregoing subdivision of the Wendtland Minor Subdivision as appears of this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors containing 7.01 acres more or less, have by these presents laid out, and surveyed as a subdivision of Lots 43, 44 and 45 of the Knode Ranch Subdivision Third Addition Corrected Plat.

Beginning at a point Bearing S.41°08'59"W a distance of 4680.40 feet from the northeast corner of Section 34, T.55 N., R. 84 W. said point being the northwest corner of the original Lot No. 45 and is the northwest corner of Lot 2 of the Wendtland Minor Subdivision; Thence S.64°50'58"E. along the north line of said lot 2 a distance of 127.78 feet to the beginning of a curve to the left; Thence along said curve to the left having a radius of 310.00 feet through a central angle of 25°20'08" a distance of 137.08 feet to the northwest corner of Lot 1; Thence continuing along the north line of Lot 1 and said curve to the left through a central angle of 14°47'09" a distance of 80.00 feet; Thence N.75°01'45"E. a distance of 83.88 feet to the beginning of a curve to the right; Thence along said curve to the right having a radius of 357.00 feet through a central angle of 29°33'17" a distance of 184.15 feet; Thence S.75°25'01"E. a distance of 65.95 feet to a point intersecting a 60 foot cul-de-sac whose radius bears N.75°35'09"E.; Thence along said cul-de-sac through a central angle of 53°07'04" a distance of 55.62 feet to the northeast corner of Lot 1; Thence S.21°28'09"W. along the east line of said lot 1 a distance of 389.90 feet; Thence N.88°43'04"W. along the south line of Lots 1 and 2 a distance of 761.00 feet; thence N.25°11'37"E. along the west line of Lot 2 a distance of 500.84 feet to the point of beginning.