

Paradise Estates Maintenance Agreement

This Agreement made this 4th day of SEPTEMBER 20 18 by the owners of Paradise Estates herein below and their successors and assigns with respect to real estate located in Sheridan County, Wyoming.

The Owners of Paradise Estates agree to split equally all expenses and labor needed to maintain the west portion of Forestry Street situated within said subdivision, including but not limited to the maintenance, repairs, upgrade, rebuilding and snow-plowing of said west portion of Forestry Street situated within said subdivision which was dedicated to the use of the owners of said Tracts (Lots) per "Re-subdivision of Lots 12 & 13 of Paradise Park; Recorded February 6, 1974 in Plat Book 1, on Page No. 117". Forestry Street is for ingress, Egress, Drainage, Irrigation and Utilities for the benefit of Tract (Lots) adjoining said street situated in Paradise Estates and Paradise Park.

The owners of Paradise Estates, by signing this document, agree to:

- 1: Consent and agree to pay, within sixty (60) days after the date of receipt of expenses, all costs incurred pursuant to this agreement.
- 2: Each assessment, together with costs of collection, shall be a lien and charge against the Tract.
- 3: The lien shall continue until the assessment is paid in full and shall be a personal obligation of the Owner of the tract.
- 4: The lien shall remain the personal obligation of the person who was the Owner when the assessment was first due and shall not pass to successors in title, unless expressly assumed by such successors.

Paradise Estates - in part or in whole - may bring a civil action against any owner personally obligated to pay an assessment in order to enforce payment of the delinquent assessment or to foreclose the lien against the tract, and there shall be added to the amount of such assessment due all costs of collection. In the event a judgement is obtained, such judgement shall include interest on the assessment, together with all attorney's fees and expenses and costs of the action.

In Witness whereof, the undersigned have executed this agreement:

Witness:

Paradise Estates

Paradise Estates

Roger St. Clair, owner
Roger St. Clair, Owner

Jesse K. Driskill, owner
Jesse K. Driskill, Owner

State of Wyoming)
)ss:
County of Sheridan)

The foregoing instrument was acknowledged before me by Roger St. Clair and Jesse K. Driskill, on this 4th day of September, 2018.

Witness my hand and official seal.

Janelle Crivello
Notary Public

My commission expires:

October 14, 2021st

