

679979 AFFIDAVIT
BOOK 519 PAGE 0010
RECORDED 09/24/2010 AT 04:55 PM
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

**SUPPLEMENTARY AFFIDAVIT OF SCOPE OF COVENANTS
AND NOTICE THEREOF**

[As To The Twentieth Supplementary Declaration Of Covenants,
Conditions And Restrictions For The Powder Horn]

NOTICE BY: Powder Horn Ranch, LLC, a Wyoming limited liability company, and Powder Horn Ranch – 2, LLC, a Wyoming limited liability company, acting by and through Homer Scott, Jr., who first duly being sworn signs below as the Affiant, acting in the premises on behalf of the said Powder Horn Ranch, LLC, and the Powder Horn Ranch – 2, LLC.

NOTICE TO: The Public, including but without thereby intending limitation persons with any interest in any of the Lots which are described in the EXHIBIT A that is appended to this SUPPLEMENTARY AFFIDAVIT OF SCOPE OF COVENANTS AND NOTICE THEREOF, and which is incorporated herein by this express reference.

BACKGROUND AND STATUTORY AUTHORITY TO RECORD

This SUPPLEMENTARY AFFIDAVIT OF SCOPE OF COVENANTS AND NOTICE THEREOF [As To The Twentieth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn] (hereinafter referred to as the AFFIDAVIT) is made in the legal and procedural context of and for the purpose of supplementing that certain AFFIDAVIT OF SCOPE OF COVENANTS which heretofore was **recorded** in the office of the Sheridan County Clerk and Recorder on April 18, 1996, in Book 379 of Deeds, commencing at Page 227. This AFFIDAVIT is recorded under the enabling statutory authority of W.S. § 34-11-101, in order to address potential conflicts and ambiguities in descriptions of land in recorded instruments in Sheridan County within the State of Wyoming.

AFFIDAVIT

[1] The duly sworn and undersigned, **Homer Scott, Jr.**, who appears as and is referred to as the **Affiant** in this **AFFIDAVIT**, is the **Manager** of **Powder Horn Ranch, LLC**, a Wyoming limited liability company, and also is the **Manager** of **Powder Horn Ranch – 2, LLC**, a Wyoming limited liability company, who has the authority to make, attest to, and sign this **AFFIDAVIT** on behalf of both said limited liability companies, and who makes this **AFFIDAVIT** upon the basis of the personal knowledge and informed best belief of the **Affiant**; and, the principal office of both said limited liability companies, at which the **Affiant** may be contacted, is 23 Country Club Lane, Sheridan, Wyoming 82801.

[2] **Powder Horn Ranch, LLC**, is the **owner and developer** of certain lands which constitute the **Powder Horn Ranch Planned Unit Development** in Sheridan County, State of Wyoming, as approved by the Board of County Commissioners of said Sheridan County; and, **Powder Horn Ranch – 2, LLC**, is the **owner and developer** of certain lands which constitute the **Powder Horn Ranch II Planned Unit Development** in Sheridan County, State of Wyoming, as approved by the Board of County Commissioners of said Sheridan County; and, those two said Planned Unit Developments constitute the combined master community development known as “**The Powder Horn**” in Sheridan County, State of Wyoming.

[3] **Powder Horn Ranch, LLC**, as the **Declarant** therein designated and identified, and as joined with **Powder Horn Ranch – 2, LLC**, in the mutual planned unit developments of the combined master community development known as “**The Powder Horn**”, previously prepared, duly executed, and caused to be filed of public record that certain **DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN** [referred to in other places in this **AFFIDAVIT** as the **DECLARATION**], as initially **recorded** in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 375 of Deeds**, commencing at **Page 563**; and, acting under and pursuant to the enabling authority of the **Paragraph denoted as 12.02 within ARTICLE XII** and of the **Paragraph denoted as 2.02 within ARTICLE II of the DECLARATION**, have caused various and certain serially numbered documents to be prepared and to be filed of public record in the office of the Clerk and Recorder of said Sheridan County, each such document being

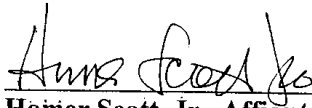
identified as a serially numbered **SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN**, for the purpose of amending the **DECLARATION** in certain particulars from time-to-time, and for the purpose of assuring that the **DECLARATION** consistently will touch and concern and will continue to run with the lands that become part of the platted subdivision Lots or part of the Common Areas within the perimeter and combined boundary of "**The Powder Horn**", as defined and described under the **DECLARATION**, as amended, and including that certain **TWENTIETH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE POWDER HORN**, which **Powder Horn Ranch, LLC**, and **Powder Horn Ranch – 2, LLC**, prepared, duly executed, and caused to be recorded in the office of the Clerk and Recorder of said Sheridan County on September 22, 2010, in **Book 518 of Deeds**, commencing with **Page 734**.

[4] In certain instances, there have been re-plats, re-subdivisions, or other modifications in the legal description of lands which **Powder Horn Ranch, LLC**, and **Powder Horn Ranch – 2, LLC**, variously have caused to be platted within the perimeter and combined boundary of "**The Powder Horn**", each one of which platting modifications the Board of County Commissioners of Sheridan County has approved as a so-called Minor Subdivision of the Powder Horn, but with the result that the original legal descriptions of the Lots which have become part of an approved Minor Subdivision have been changed; and, there is a partial vacation of the original subdivision plat to delete the re-platted or re-subdivided Lots from their original subdivision identification. Consequently, in order to avoid potential conflicts and ambiguities in descriptions of land in the recorded instruments by which these re-plats, re-subdivisions, or other modifications in legal description of such lands, and in order to assure the overriding, consistent, uninterrupted, and continued running of the covenants, conditions, and restrictions which are stated in the **DECLARATION**, as amended or as hereafter amended, with the lands thus re-platted, re-subdivided, or otherwise differently described legally, **Powder Horn Ranch, LLC**, and **Powder Horn Ranch – 2, LLC**, find it necessary to cause this **AFFIDAVIT** and **NOTICE** to be made, sworn-to, duly executed, and recorded with regard to the lands that are described in the **EXHIBIT A** which the **Affiant** appends to this **AFFIDAVIT** and incorporates herein by this express reference, **to declare, state, and attest** that the aforesaid and above-described **TWENTIETH SUPPLEMENTARY DECLARATION**

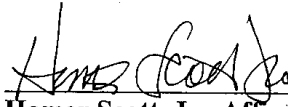
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN also applies to, touches and concerns, and continues to run with the lands that are described in the said appended **EXHIBIT A**.

[5] In certain instances, there have been special planned unit developments or subdivisions, as approved by the Board of County Commissioners of the said Sheridan County, which are within the perimeter and combined boundary of "**The Powder Horn**", such as but not necessarily limited to "The Meadows" or "The Pointe At Powder Horn Ranch", and which have been made and constituted as being subject to the covenants, conditions, and restrictions that **Powder Horn Ranch, LLC**, as the **Declarant**, and as joined by **Powder Horn Ranch – 2, LLC**, state in the **DECLARATION**, as amended or as hereafter amended, but which special planned unit developments or subdivisions also have certain subdivision characteristics and amenities that differentiate the occupancy and use of Lots and residential improvements within those other special planned unit developments or subdivisions from the occupancy and use of Lots included in primary subdivisions within the "**The Powder Horn**"; and, which special planned unit developments or subdivisions therefore have found it necessary, in addition to the covenants, conditions, and restrictions which apply to them under the **DECLARATION**, as amended, to have their own added and separately applicable special covenants, conditions, and restrictions. Consequently, in order to avoid potential conflicts and ambiguities in descriptions of land in the recorded instruments by which these special and separate planned unit developments or subdivisions are constituted, and in order to assure the over-riding, consistent, uninterrupted, and continued running of the covenants, conditions, and restrictions which are stated in the **DECLARATION**, as amended or as hereafter amended, with the lands that are a part of any such other special planned unit development or subdivision within "**The Powder Horn**" the **Powder Horn Ranch, LLC**, and **Powder Horn Ranch – 2, LLC**, find it necessary to cause this **AFFIDAVIT** and **NOTICE** to be made, sworn-to, duly executed, and recorded with regard to the lands that are described in the **EXHIBIT A** which the **Affiant** appends to this **AFFIDAVIT** and incorporated herein by this express reference, **to declare, state, and attest** that the aforesaid and above-described **TWENTIETH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN** also applies to, touches and concerns, and continues to run with the lands that are described in the said appended **EXHIBIT A**.

IN WITNESS WHEREOF, first properly being sworn, the Affiant, Homer Scott, Jr., signs and acknowledges his signature below this 24th day of September, 2010.



Homer Scott, Jr., Affiant
Acting As Manager On Behalf Of
Powder Horn Ranch, LLC

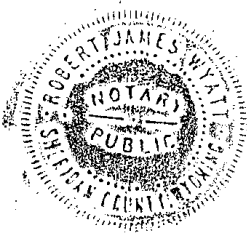
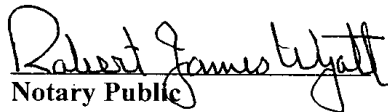


Homer Scott, Jr., Affiant
Acting As Manager On Behalf Of
Powder Horn Ranch - 2, LLC

VERIFICATION

STATE OF WYOMING)
)
County Of Sheridan) ss.

The foregoing SUPPLEMENTARY AFFIDAVIT OF SCOPE OF COVENANTS AND NOTICE THEREOF document was sworn-to, signed, and acknowledged before me this 24th day of September, 2010, by Homer Scott, Jr., as the Affiant therein appearing, and in his capacity as Manager of Powder Horn Ranch, LLC, and on behalf of that said limited liability company, and also as Manager of Powder Horn Ranch - 2, LLC, and on behalf of that said limited liability company, a person who personally is known to me; as witnesseth my hand and official seal.

Notary Public

My commission expires: March 19, 2011

EXHIBIT A
TO
SUPPLEMENTARY AFFIDAVIT OF SCOPE OF COVENANTS
AND NOTICE THEREOF

[As To The Twentieth Supplementary Declaration Of Covenants,
Conditions And Restrictions For The Powder Horn]

- [1] **Powder Horn Ranch Minor No. 1 Subdivision, Lot 1 and Lot 2**
[being a re-plat of Powder Horn Ranch PUD, Phase One, Lots 18, 19, and 20
of Block G]
- [2] **Powder Horn Ranch Minor No. 2 Subdivision, Block H, Lot 6, Lot
7, Lot 8, and Lot 9** [being a re-plat of Powder Horn Ranch PUD, Phase II,
Lots 6,7,8, and 9 of Block H; and, Lots 6, 7, and 8 of Block I]
- [3] **Powder Horn Ranch Minor No. 3 Subdivision, Lot 1, Lot 2, Lot 3,
and Lot 4** [being a re-plat of Lots 22, 23, 24, 25, and 26 of Block K, Phase
Two of Powder Horn Ranch PUD]
- [4] **Powder Horn Ranch Minor No. 4 Subdivision, Block N, Lot 1 and
Lot 2** [being a re-plat of Lots 1 and 2, Block N, Phase Three of Powder
Horn Ranch PUD]
- [5] **Powder Horn Ranch Minor No. 5 Subdivision, Lot 1 and Lot 2**
[being a replat of Lots 11,12, and 13, Block J, Powder Horn Ranch PUD
Phase Two]
- [6] **Powder Horn Ranch Minor No. 6. Subdivision, Lot 1 and Lot 2**
[being a replat of Lots 3, 4, and 5 of Powder Horn Ranch Minor No. 4
Subdivision]
- [7] **Powder Horn Ranch Minor No. 7 Subdivision, Lot 1, Lot 2, and
Lot 3** [being a replat of Lots 2, 3, 4, and 5, Block K, Powder Horn Ranch
PUD Phase Two]

[8] **Powder Horn Ranch Minor No. 8 Subdivision, Lot 1 and Lot 2** [being a replat of Lots 13, 14, and 15, in Block P, Powder Horn Ranch PUD Phase Four]

[9] **Powder Horn Ranch Minor No. 9 Subdivision, Lot P-6** [being a replat of Lot 6, Block P, Powder Horn Ranch PUD Phase Four]

[10] **Powder Horn Ranch Minor No. 10 Subdivision, Lot 1 and Lot 2** [being a replat of Lots 1, 2, and 3, Block F, Powder Horn Ranch PUD Phase One]

[11] **Powder Horn Ranch Minor No. 11 Subdivision, Lot 1** [being a replat of Lots 35 and 36, Block B, Powder Horn Ranch PUD Phase One]

[12] **Powder Horn Ranch Minor No. 12 Subdivision, Lot 1** [being a replat of Lots 14 and 15, Block D, Powder Horn Ranch PUD Phase Two]

[13] **Powder Horn Ranch Minor No. 13 Subdivision, Lot 1** [being a replat of Lots 18 and 19, Block K, Powder Horn Ranch PUD Phase Two]

[14] **Powder Horn Ranch Minor No. 14 Subdivision, Lot 1** [being a replat of Lots 14 and 15, Block J, Powder Horn Ranch PUD Phase Two]

[15] **Powder Horn Ranch Minor No. 15 Subdivision, Lot 1** [being a replat of Lots 16 and 17, Block J, Powder Horn Ranch PUD Phase Two]

[16] **Powder Horn Ranch Minor No. 16 Subdivision, Lot 1** [being a replat of Lots 9 and 10, Block R, Powder Horn Ranch PUD Phase Seven]

[17] **Powder Horn Ranch Minor No. 17 Subdivision, Lot 1 and Lot 2** [being a replat of Lots 2, 3, 4, and 5, Block O, Powder Horn Ranch PUD Phase Four]

[18] **Powder Horn Ranch Minor No. 19 Subdivision, Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5** [being a replat of of Lots 8, 9, 10, and 11 of Block CC, Powder Horn Ranch II PUD]

[19] **Powder Horn Ranch Minor No. 20 Subdivision, Lot 1** [being a replat of Lot 12, Block C, Powder Horn Ranch PUD Phase Eight]

[20] **Powder Horn Ranch Minor No. 21 Subdivision, Lot 1** [being a replat of Lots 4 and 5, Block I, Powder Horn Ranch PUD Phase Two]

[21] **Powder Horn Ranch Minor No. 23 Subdivision, Lot 1** [being a replat of Lots 2 and 3, Block D, Powder Horn Ranch PUD Phase Two]

[22] **Powder Horn Ranch Minor No. 24 Subdivision, Lot 1** [being a replat of Lots 10 and 11, Block T, Powder Horn Ranch PUD]

[23] **Powder Horn Ranch Minor No. 25 Subdivision, Lot 1** [being a replat of Lots 1 and 2, West Falls at the Powder Horn Subdivision]

[24] **The Meadows PUD Subdivision, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and Outlot A**

[25] **The Pointe At Powder Horn Ranch Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 17A, 17B**

[26] **The Point No. 2 At Powder Horn Ranch, Lots 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B** [As replatted from The Pointe At Powder Horn Ranch]