

OXBOW RANCH COVENANTS
(Tract C is EXEMPT FROM COVENANTS)

Randal Scot Huckeba (herein the "Declarant") does hereby declare that all land more particularly described as "Oxbow Ranch", as shown on the Final Plat, filed in the Sheridan County Clerk's office on 2022-779617, in Plat Book 0, Page 24 and each Tract thereof, shall hereafter be subject to the covenants, conditions and restrictions set forth hereinafter:

1. **Construction** All buildings erected on a Tract shall be on-site construction. No mobile home and no modular home will be allowed. Trailers may be used as temporary residence during initial residence construction.
2. **Construction Time** All buildings shall be completed within twelve months of initial construction.
3. **Construction Color** All buildings shall be painted, stained, sided, and roofed in earth tone colors so they blend with the land and surrounding area. All buildings on a Tract shall match in color and style. Approved by the Home Owners Association (HOA).
4. **Construction Compatibility** All buildings, fencing and improvements constructed on a Tract shall be compatible in design, color, character, and architecture according to the general area and other homes in the subdivision.
5. **Building Construction** A total of three buildings may be built on a Tract. One building will be a single-family residence with an attached garage. If a second and third building is constructed, they may only be used for a shop, workshop, additional garage, studio, recreation room, guest house or storage area. Additional structures may be permitted with approval of the HOA Board. All existing buildings are exempted from Building Construction requirements.
6. **Square Footage of Home** All single-family homes will be no more than two stories, excluding the basement. One level home shall be a minimum of 1,800 square feet. Two level homes shall be a minimum 1,200 square feet on the main level. Will allow up to thirty-six (36) inches of foundation exposed from the highest point of the finished grade elevation.
7. **Square Footage of Accessory Building** All accessory buildings shall be no more than two stories. All accessory buildings shall be no more than 3,000 square feet on the main level. All accessory buildings shall be of properly framed construction. No accessory building shall exceed a height of fourteen (14) feet at the highest point of the side wall and a height of twenty-seven (27) feet from the floor to the highest point of the main roofline. Roofing and siding materials of the accessory building shall match the single-family residence in color and style. All exceptions upon approval.
8. **Siding Materials** All Single-family homes and accessory buildings may be sided with the following materials: paint, stain, treated cedar, treated logs with minimum seven (7) inch diameter, stucco, natural or cultured masonry, EFIS siding and metal siding. All siding shall be properly maintained after installation. No single-family homes or accessory buildings may be sided with the following materials: No vinyl siding, on exemptions, concrete block, and any other inferior siding. No more than thirty-six (36) inches of unfinished concrete for any basement or foundation wall shall be left exposed in its unfinished condition.

9. **Roofing Requirements** All major roof lines of single-family homes shall have a minimum of 6/12 pitch, on accessory or outbuildings they can have a 4/12 pitched roofs. All buildings erected on a Tract shall have a roof overhang of at least sixteen (16) inches. Roofing materials shall be in earth tone colors only. Roofing materials shall be made of tile, slate, asphalt "shake shingles", high quality composite shakes, asphalt shingles, real cedar shakes, high quality composite shakes, real cedar shakes, high quality metal roofing, or other high quality roofing materials.
10. **Driveways** No driveway surface shall be wider than twenty-four (24) feet. Driveway surfaces immediately outside shop and/or garage doors may be wider than twenty-four (24) feet and eventually taper into a driveway.
11. **Fences** You may fence front yards, backyards, flower and vegetable gardens, dog kennels, and temporarily fence to protect trees, shrubs, or vegetation. We expect the perimeter of the Tract to be fenced with something complementary to existing fencing already installed. Fences will not be made from the following materials: Chain link, barbed wire, buck rail, and concrete block fence or any unusual type of fencing. Existing barbed and woven wire fences are exempt.
12. **Exterior Lighting** All outside lighting shall be arranged, directed, or shielded to prevent lighting from shining onto an adjacent road or other Tract.
13. **Utilities Easement** All utility and service lines shall be installed underground. Propane tanks are allowed for buildings but must be underground or fenced and out of sight from neighbors.
14. **Vehicles, Machinery and Equipment** All vehicles, trailers, campers, boats, recreational vehicles, motorcycles, machinery, and equipment may only be stored on a Tract if it is enclosed in a garage, accessory building, or in a manner as to minimize visibility of said equipment from neighboring Tracts. Vehicles that are properly licensed and used on a regular basis need not be stored in this manner. Each Tract may provide parking for residents and guests. The parking area shall be surfaced with concrete, asphalt, or gravel. No extended parking is allowed on the main road of the subdivision (2 Hours Maximum).
15. **Livestock and Pets** Shall be maintained for personal and family use, with a limit of four dogs or cats per household, or a mixture thereof. Livestock and pets shall be kept on the owners Tract and the owner shall control any animal, which may be kept, thereof, so that it shall not become a public nuisance. Animals in the subdivision are limited to cats, dogs, chickens, horses, sheep, and cattle. Any other animals only if approved by the Home Owners Association. If horses or cattle are kept, the total number of horses, cattle, or any combination thereof is limited to one such animal per 1.25 acres of property. Overgrazing of any portion of the Tract due to pet or livestock is prohibited. Special consideration shall be granted to 4H and FFA type animals not directly listed in this provision to be kept on the Tract for a duration of less than 12 months.
16. **Hazardous, Noxious or Offensive Activities** No hazardous, noxious, offensive, illegal, or unreasonably loud activities shall be permitted in the subdivision. Each Tract owner will maintain their property at all time in a safe, sound, and sanitary condition out of respect for other Tract owners.



17. Landscaping Each Tract is required to be landscaped within 12 months of occupying the constructed building. The initial landscaping requirement is planting grass, with the planting of trees, shrubs, bushes, flowers, and other vegetation to follow. All landscaping shall be maintained and manicured, and free of weeds. The Tract owner shall maintain the entire Tract for elimination of noxious and/or invasive weed species.

18. Destruction of Improvements In the event that any building structure is destroyed by fire or other events, that structure shall be promptly rebuilt, remodeled, or removed from the Tract to conform with these covenants within six months unless extended by the HOA.

19. Tract E. Tract E shall not be divided into small parcels without the prior written consent of Declarant, or Declarant's heirs/successors, which consent may be withheld in their discretion. Provided further, any all uses to which Tract E may be put shall be subject to the approval of Declarant, or Declarant's heirs/successors for so long as any member of Randal Scot Huckeba's family own land in Oxbow Ranch.

20. Homeowners Association. Other than the right of enforcement reserved for Declarant for Tract E, above, the Oxbow Ranch Homeowners Association (the "HOA") shall have the right of enforcement of these covenants, in accord with the HOA's bylaws, the terms of which are incorporated herein by reference, as may be amended from time to time.

Declarant:



Randal Scot Huckeba


Stacie Kane Huckeba

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was subscribed, sworn to, and acknowledged before me by Randal Scot Huckeba and Stacie Kane Huckeba, this 18th day of April, 2022.


WITNESS my hand and official seal.


Signature of Notarial Officer

Title: Notary Public

My Commission expires: Jan, 30, 2028




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FEES: \$18.00 PK DECLARATION OF COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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