

**CERTIFIED COPY**

**COPY**

**IN THE CIRCUIT COURT, FOURTH JUDICIAL DISTRICT  
IN AND FOR SHERIDAN COUNTY, WYOMING**

POWDER HORN HOMEOWNERS  
ASSOCIATION, a Wyoming  
nonprofit corporation,

Plaintiff,

vs.

BRETT M. LATTIN,

Defendant.

Civil Action No. CV-2022-113

NO.                       
FILED IN CIRCUIT COURT OF  
SHERIDAN COUNTY WYOMING

**JAN 18 2023**

BY                      CLERK  
DEPUTY

**DEFAULT JUDGMENT**

THIS MATTER came before the Court on the Plaintiff's Motion for Default Judgment against Defendant Brett M. Lattin. The Court, having reviewed the pleadings, including the affidavits submitted herein, and being otherwise fully advised in the premises, FINDS as follows:

1. Plaintiff filed the Complaint on March 8, 2022.
2. Brett M. Lattin was personally served with copies of the Summons and Complaint on March 11, 2022 in Sheridan, Wyoming. Defendant's answer deadline was March 31, 2022.
3. The Defendant failed to answer or otherwise respond to the Complaint. As a result, this Court entered default against the Defendant pursuant to W.R.C.P. 55(a).
4. This Court has jurisdiction of the subject matter and parties to this action.
5. There is no just reason for delaying the entry of judgment.
6. Plaintiff is a nonprofit corporation authorized to do business in the State of Wyoming.
7. Defendant is an individual residing in Sheridan, Sheridan County, Wyoming.

Certifying of Circuit Court of Sheridan County. The  
above is a true and correct copy of the original  
document which is on file or record in the court.  
Done this 20 day of Jan 20 23  
By                      Clerk  
Deputy

8. The Declaration of Covenants, Conditions and Restrictions, as amended from time to time (the "Covenants") for the community development known as the Powder Horn ("Powder Horn") were executed on September 26, 1995 and recorded on September 27, 1995 as Document No. 209051 in Book 375 at Page 563 of the Sheridan County, Wyoming land records.

9. The Powder Horn Homeowners Association, Inc. ("HOA") has "the power, duty and responsibility of . . . collecting assessments and charges hereinafter prescribed[]." Covenants, Article I (a). 15.

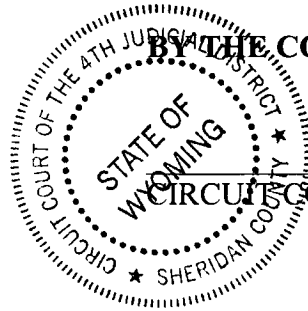
10. The HOA is also vested with the right, power, and duty to enforce the Covenants and to "[i]n, enjoin and/or seek damages from any Owner for violation of such provisions of rules". Covenants, Article IV, 4.01(o); *see also*, Article XII, 12.05.

11. Defendant has refused and/or failed to timely pay his monthly assessments and the HOA filed a lien against Defendant's Lot for the delinquent assessments. The lien statement was recorded on January 24, 2022 as document number 2022-775924 in the land records of Sheridan County, Wyoming. A copy of the lien statement is attached as Exhibit B to the Complaint.

12. Defendant owes Four Thousand One Hundred Forty Dollars and 00/100 (\$4,170.00) to the HOA for unpaid HOA Fees and Late Fees through November 30, 2022, exclusive of attorney's fees, costs, and accruing interest.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that judgment be, and the same hereby is, entered in favor of Plaintiff and against Defendant Brett M. Lattin in the amount of \$4,170.00, through November 30, 2022, plus Plaintiff's reasonable attorney's fees and costs in bringing this action in the amount of \$2,873.58 for a total judgment through November 30, 2022 of \$7,043.58. Post-judgment interest which shall accrue at the rate of ten percent (10%) per year pursuant to W.S. § 1-16-102(a) from the date of entry of this judgment.

DONE IN OPEN COURT this 3 day of Jan, 2023



BY THE COURT:

ORIGINAL SIGNED BY  
SHELLEY A. CUNDIFF  
CIRCUIT COURT JUDGE

Copies to:  
Amanda K. Roberts / Erin E. Thimmesch  
Brett Lattin

**NO. 2023-783680 DEFAULT JUDGMENT - LEGAL**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
LONABAUGH & RIGGS DRAWER 5059  
SHERIDAN WY 82801