

**Addendum to  
Cloud Peak Ranch 24th Filing  
Development Agreement**

This addendum dated October 13, 2022 amends the July 28, 2022 Development Agreement for the Cloud Peak Ranch 24<sup>th</sup> Filing between City of Sheridan, hereinafter "City", and Ranch at Twin Buttes LLC, hereinafter "Developer". The City and Developer agree to the additional terms and conditions as listed herein for the development of the Cloud Peak Ranch 24<sup>th</sup> Filing:

1. The subdivision will be constructed in two phases described as follows:

a. Phase I: Lots 1 through 23 of the Cloud Peak Ranch 24<sup>th</sup> Filing Final Plat recorded on 10-28-22 (date) in Plat Book C, Page 103 at the Sheridan County Courthouse.

b. Phase II: Lots 24 through 57 of the Cloud Peak Ranch 24<sup>th</sup> Filing Final Plat recorded on 10-28-22 (date) in Plat Book C, Page 103 at the Sheridan County Courthouse.

2. Phase II lots shall not be sold until Developer has provided financial assurance for Phase II pursuant to and in conformance with Sheridan City Code, Appendix B, Section 702, et. seq. including the 10% contingency fee. Financial assurance shall be based upon an updated Engineer's Opinion of Probable Construction Cost for Public Improvements.

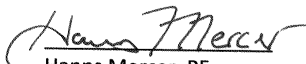
3. A Deed Restriction shall be filed and recorded concurrent with the Plat and is hereby acknowledged by the Developer and the City of Sheridan as a recorded encumbrance on the Phase II lots described above prohibiting the sale of lots.

a. The City shall file a release of the Deed Restriction upon compliance with this Addendum.

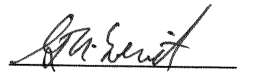
4. A breach of this Addendum shall constitute a breach of the Developers' Agreement. The City, upon declaring a breach of this Addendum, may seek any remedy available by law. Additionally, should lots be sold in Phase II without the proper financial assurance being provided to the City, the City shall have the right to deny all building permits, occupancy permits and any other permits required by Ordinance in Phase I or Phase II until such time as financial assurance is provide in accordance with Sheridan City Code, Appendix B, Section 702, et. seq.

IN WITNESS WHEREOF, the parties execute this agreement as of the date set forth above.


For the City of Sheridan:

  
Hanns Mercer, PE  
Director of Public Works


For the Developer:

  
Ranch at Twin Buttes LLC  
Stanley K. Everitt  
Manager

Attest:

  
City Clerk

The above and foregoing Agreement was  
Subscribed, Sworn to, and Acknowledged  
before me by Stanley K. Everitt this 13<sup>th</sup> day of  
October, 2022.  
My commission expires 08/26/25

  
Notary Public

SHANNON N DEDECKER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054033710  
MY COMMISSION EXPIRES AUGUST 26, 2025



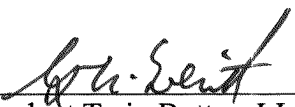
**Deed and Sale Restriction for Cloud Peak Ranch 24 Phase II**

Ranch at Twin Buttes, LLC, owner and developer of real property located Cloud Peak Ranch 24, grants the City of Sheridan this Deed and Sale Restriction, in accordance with the Addendum to the Cloud Peak Ranch 24<sup>th</sup> filing Development Agreement on this 13<sup>th</sup> day of October, 2022.

Ranch at Twin Buttes, LLC hereby grants to the City of Sheridan this deed and sale restriction which prohibits the sale or transfer of certain lots in Phase II of the Cloud Peak 24 subdivision. No lots in Phase II may be sold or transferred without financial assurance being provided to City of Sheridan in accordance with Sheridan City Code, Appendix B, Section 702. The real property subject to this restriction is described below, to-wit:

Cloud Peak Ranch 24<sup>th</sup> Filing, Lots 24 through 57, of the City of Sheridan,  
 Sheridan County, Wyoming

IN WITNESS WHEREOF, Ranch at Twin Buttes, LLC hereby grants this Deed and Sale Restriction as of the date set forth above.

  
 Ranch at Twin Buttes, LLC  
 Stanley K. Everitt, Manager

Colorado  
 STATE OF ~~WYOMING~~ )  
Larimer ) ss.  
 COUNTY OF ~~SHERIDAN~~ )

The above and foregoing Agreement was Subscribed, Sworn to, and Acknowledged before me by Stanley K. Everitt, Manager of Ranch at Twin Buttes, LLC this 13<sup>th</sup> day of October, 2022.

My commission expires 08/26/25

**SHANNON N DEDECKER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 20054033710  
 MY COMMISSION EXPIRES AUGUST 26, 2025

  
 Notary Public