

**DECLARATION AND RATIFICATION OF PROTECTIVE COVENANTS
IN OSPREY HILL, PHASE II**

John R. Nitschke and Arlene M. Nitschke , husband and wife, tenants by entireties with rights of survivorship (the names of all record title holders) (hereafter the "Undersigned", which term includes the singular and the plural where there are more than one record owner), is the record owner of the following described property (hereinafter the "Property"):

Lot 2, Block 4 of Osprey Hill Two, a subdivision in Sheridan County, Wyoming, as recorded September 7, 2006 in Drawer O, Plat # 13.

RECITALS:

- A. The Undersigned purchased the Property with title insurance referencing that the Property was subject to the Declaration of Protective Covenants filed of record on March 31, 2005 in Book 462 of Deeds, Pages 173-209, in the records of the Sheridan County Clerk (hereinafter referred to as the "Covenants").
- B. The Undersigned understood that the Property was subject to, and protected by, the Covenants applicable to Osprey Hill, Phase I, as did the Developer of the Osprey Hill Subdivision, as described in the Declaration and Ratification of Protective Covenants in Osprey Hill, Phase II, filed in Book 524 of Deeds, Page 330, in the records of the Sheridan County Clerk.
- C. The Undersigned is a "member" of the Osprey Hill Homeowners Association as that term is defined pursuant to the Articles of Incorporation filed on October 22, 2008 which provides in part:

The corporation will have members. The membership shall be restricted to the record owners or the shareholders, members or beneficiaries of the record owners, or their spouses, of lots located at the development known as "Osprey Hill" subject to the Declaration of Protective Covenants for the Osprey Hill Community dated March 29, 2005 and recorded on March 31, 2005, which subdivision consists of a total of one-hundred (100) lots which have been or are currently being developed in three phases as follows: Osprey Hill One which has 34 lots whereby 34 lots have been sold; Osprey Hill Two which has 34 lots whereby 25 lots have been sold; and Osprey Hill Three which has 32 lots whereby no lots have yet been sold. Each lot shall be entitled to one vote.

- D. The Undersigned desires by this Declaration and Ratification to unequivocally declare that the Covenants apply to the Property and ratify

the application of the Covenants for the Property for the mutual benefits of all lots within Osprey Hill, Phases I and II.

In consideration of the mutually binding terms of the Covenants as applicable to all lands subject to, and protected by, the Covenants, the Undersigned, as the owner of the Property, hereby declares and ratifies that the Property is and forever will be subject to the Declaration of Protective Covenants for the Osprey Hill Community recorded on March 31, 2005 in Book 462 of Deeds, Pages 173-209 in the Office of the Sheridan County Clerk, and that the Undersigned is a member of the Osprey Hill Homeowners Association.

Dated this 24th day of January, 2013.

John R. Nitschke
Signature

JOHN R. NITSCHKE
Print Name

Arlene M Nitschke
Signature

Arlene M Nitschke
Print Name

State of Wyoming)
County of Sheridan)ss

The foregoing instrument was acknowledged before me by
John R. Nitschke and Arlene M. Nitschke this 24th
day of January, 2013.
Witness my hand and official seal.

Armi Rene Puuri
Signature of Notarial Officer
Title: Notary Public

My commission expires

