



DECLARATION AND RATIFICATION OF

PROTECTIVE COVENANTS IN OSPREY HILL, PHASE II

The undersigned Declarant, Three Left Handers, LLC, a Wyoming limited liability company (hereinafter referred to as "Declarant"), is the owner of the following described property (hereinafter the "Property"):

Lot 12, Block 2 and Lots 1 through 5, Block 3 of Osprey Hill, Phase II, a portion of a subdivision in Sheridan County, Wyoming, as recorded September 7, 2006 in Drawer O, Plat #13.

RECITALS:

A. The Declarant is the developer of the Osprey Hill Subdivision in Sheridan County, Wyoming which was planned for development in three phases. It was the intention of the Declarant that the Covenants filed with respect to Phase I be filed with, and applicable to, all lands in all three phases.

B. Osprey Hill, Phase I was platted on March 11, 2005 and a Declaration of Protective Covenants was filed of record on March 31, 2005 in Book 462, Page 173-209 (hereinafter referred to as the "Covenants").

C. The Declarant intended that the Protective Covenants apply to Phase II which plat was recorded on September 7, 2006 in Drawer O, Plat #13.

D. Unfortunately, due to Thomas L. Barker's untimely death on July 14, 2005 – **after** Osprey Hill, Phase I was platted and the Covenants filed of record and **before** Osprey Hill II was platted on August 15, 2006 – the Covenants were not explicitly filed with respect to lots platted as Phase II, which plat was recorded on September 7, 2006.

E. Lots in Phase II were then sold without a formal filing of a Declaration of Covenants as to these lots, as the developer intended. Neither the developer nor the purchasers of these lots were aware of this mutual mistake because the title insurance policies for all lots were issued stating that title was subject to the Covenants, and all building design and construction by purchasers of lots in Phase II followed the process and standards provided by the Covenants, including the Development Standards.

F. Declarant formed the Osprey Hill Homeowners Association with reference to all three phases in 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 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.

G. Declarant desires by this Declaration and Ratification to unequivocally declare the Covenants application to the Property and ratify the application of the Covenants for the Property for the mutual benefits of all lots within the Property.

The Declarant, as the owner of the Property, hereby declares and ratifies that all of the lots described as the Property are subject to the Declaration of Protective Covenants for the Osprey Hill Community recorded on March 31, 2005 in Book 462, Page 173-209 in the office of the Sheridan County Clerk.

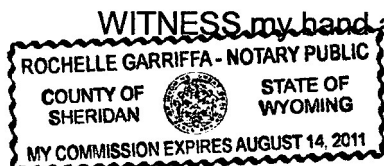
Dated this 8TH day of April, 2011.

THREE LEFT HANDERS, LLC

By: Paul R Del Rossi
 Paul R. Del Rossi, Managing Member

STATE OF WYOMING)
) ss.
 County of Sheridan)

The foregoing instrument was acknowledged before me this 8th day of April, 2011, by Paul R. Del Rossi, Managing Member, on behalf of Three Left Handers, LLC, a Wyoming limited liability company.



WITNESS my hand and official seal

Rochelle Garrieffa
 Notary Public

My Commission expires: 8-14-2011