

DECLARATION OF
RESERVATIONS AND RESTRICTIVE COVENANTS
SMITH CREEK RANCHES SUBDIVISION

To the public and all present owners of the lots in the Smith Creek Ranches Subdivision executing these Restrictive Covenants, and their successors, know all men by these presents:

For the purposes of imposing restrictions and covenants to run with the land, the undersigned owners of Tracts 1, 2, 3, 4, 5, 6 and 7 and all replatted portions and lots thereof in the Smith Creek Ranches Subdivision (a subdivision located in Township 57 North, Ranges 87 and 86 West, in Sheridan County, Wyoming) hereby establish covenants, conditions, reservations and restrictions upon which and subject to which their lots and portions of their lots shall be improved, sold and conveyed. Each and every one of these covenants, conditions, reservations and restrictions is for the benefit of the owners of the lots in such subdivision which execute these covenants, and their successors, and shall inure to and pass with each such parcel of such subdivision, and shall bind the respective successors in interest of the present owners of the lots executing these covenants. These covenants, conditions, reservations and restrictions are each imposed upon such lots, all of which are to be construed as restrictive covenants running with the title of the land.

If the owners of the lots executing these covenants, or their heirs, successors or assigns, shall violate any of the covenants hereinafter set out, it shall be lawful for any other such owner of any lot whose owner executes these covenants and owns real property situate in such Smith Creek Ranches Subdivision to prosecute any proceedings at law or in equity against the person or persons violating any

of such covenants, either to prevent him from doing so through injunctive relief or to recover damages for such violation, or both.

Invalidation of any of these covenants by judgment or court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

These covenants may be executed and recorded in counterparts.

The covenants, conditions, reservations and restrictions are as follows:

1. Further subdivision. No lot or tract in the Smith Creek Ranches Subdivision, including all replats thereof filed of record in the Sheridan County Courthouse, or any portion of such lot or tract, whose owner executes this document shall be further subdivided in any lot or tract constituting less than 40 acres; provided, however, that an adjoining landowner may sell or convey less than 40 acres to any adjoining land ownership so long as the total acreage retained by the seller is 40 acres or more.

2. No structures of temporary character, trailer, mobile home, basement, tent, garage or other outbuilding shall be used on any tract at any time as a residence, either temporarily or permanently.

3. Term of covenants. These covenants shall run with the land until January 1, 2006 at which time they will be extended automatically for another fifteen years unless seventy percent of the owners of the lots and tracts subject to these covenants agree to modify them.

4. Amendment to covenants. These covenants may be amended only by the execution of a document in the same form as this document signed by all of the owners of the lots or their successors who are executing this document.

5. Execution of future deeds. All of the undersigned and their successors shall execute any further deeds, mortgages or other conveyances of the property subject to these covenants and make specific reference to these covenants in such conveyancing instrument.

6. These covenants are binding upon the heirs, successors and assigns of the parties hereto, and affect title to all property which the signatories hereto now have or later acquire.

IN WITNESS WHEREOF, the undersigned representing themselves to be the owners and titleholders of the following described tracts have subscribed their names this 29 day of MAY, 1984.

TRACT 1:

Willis S. Fauth and Linda D. Fauth
WILLIS S. FAUTH AND LINDA D. FAUTH
Robert N. Jacobson and Linda Lee Jacobson
ROBERT N. JACOBSON and LINDA LEE JACOBSON

THOMAS E. WORDEN and CAROL J. WORDEN

TRACT 2:

Carol Jeanne Boley
CAROL JEANNE BOLEY

TRACT 3:

Lucius O. Hamilton, III
LUCIUS OLIVER HAMILTON, III

TRACT 4:

Lucius O. Hamilton, III
LUCIUS OLIVER HAMILTON, III

TRACT 5:

Carol Jeanne Boley
CAROL JEANNE BOLEY

Allen D. Taylor Janet K. Taylor
ALLEN D. TAYLOR and JANET K. TAYLOR

TRACT 6:

John Shallcross Valerie D. Shallcross
JOHN SHALLCROSS and VALERIE D. SHALLCROSS

TRACT 7:

ERIC STANLEY GRAHAM and KAREN ANN GRAHAM

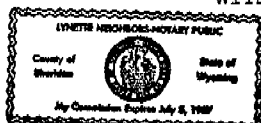
Sam J. Scott Mona Scott
SAM J. SCOTT and MONA SCOTT

Dennis D. Sprecher Bernida K. Sprecher
DENNIS D. SPRECHER and BERNIDA SPRECHER
(BKS)

STATE OF WYOMING)
County of Sheridan) ss.

The foregoing instrument was acknowledged before
me this 6 day of June, 1984, by Willis S.
Fauth and Linda D. Fauth, husband and wife.

WITNESS my hand and official seal.

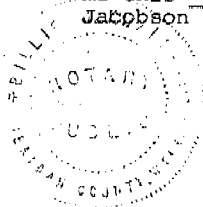


Lynette Neighbors
Notary Public

My Commission expires: 7-5-87.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 15th day of June, 1984, by Robert N.
Jacobson and Linda Lee Jacobson, husband and wife.



WITNESS my hand and official seal.

Billie J. Kuralick
Notary Public

My Commission expires: July 31, 1985.

STATE OF)
) ss.
County of)

The foregoing instrument was acknowledged before
me this _____ day of _____, 1984, by Thomas E.
Worden and Carol J. Worden, husband and wife.

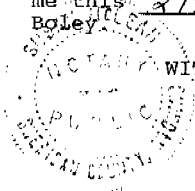
WITNESS my hand and official seal.

Notary Public

My Commission expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 27th day of June, 1984, by Carol Jeanne
Boley.



WITNESS my hand and official seal.

Suzanne McLean
Notary Public

My Commission expires: Sept. 19, 1984.

STATE OF)
) ss.
County of)

The foregoing instrument was acknowledged before
me this 26th day of July, 1984, by Lucius
Oliver Hamilton, III.

WITNESS my hand and official seal.

Judy A. Whalen
Notary Public

My Commission expires: _____
JUDY A. WHALEN
Expires June 16, 1988
Johnson County, Indiana

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 2nd day of July, 1984, by Allen D.
Taylor and Janet K. Taylor, husband and wife.

WITNESS my hand and official seal.

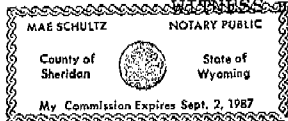
Carol F. Kowalak
Notary Public

My Commission expires: October 26, 1987.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 6th day of June, 1984, by John
Shallcross and Valerie D. Shallcross, husband and wife.

WITNESS my hand and official seal.



Mae Schultz
Notary Public

My Commission expires: Sept. 2, 1987.

STATE OF)
) ss.
County of)

The foregoing instrument was acknowledged before
me this _____ day of _____, 1984, by Eric Stanley
Graham and Karen Ann Graham, husband and wife.

WITNESS my hand and official seal.

Notary Public

My Commission expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 16th day of June, 1984, by Sam J. Scott
and Mona Scott, husband and wife.

WITNESS my hand and official seal.

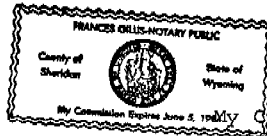
Susan McLean
Notary Public

My Commission expires: Sept. 19, 1984.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 29th day of May, 1984, by Dennis D.
Sprecher and Bernida Sprecher, husband and wife.

WITNESS my hand and official seal.



Frances K. Allen
Notary Public
Commission expires: June 5, 1984