



307 ESTATES MAINTENANCE AGREEMENT

THIS AGREEMENT IS MADE AS OF 5/1, 2023 BY THE PROPERTY OWNERS HEREIN BELOW AND THEIR SUCCESSORS AND ASSIGNS WITH RESPECT TO REAL ESTATE LOCATED IN 307 ESTATES, SHERIDAN WYOMING.

THE OWNERS OF LOT 1 AND 2 OF SAID 307 ESTATES AGREE TO SPLIT EQUALLY (50% EACH) ALL EXPENSES AND LABOR NEEDED TO MAINTAIN THE SHARED PRIVATE APPROACH FROM COFFEEN AVE UP TO THE PROPERTY LINE (188 FT FROM COFFEEN AVE) SEPARATING THE TWO LOTS. MAINTENANCE IS TO KEEP DRIVEWAY IN ITS ORIGINAL DESIGN, INCLUDING REPAIR TO ORDINARY WEAR TO SURFACE AND CULVERTS INCLUDING SNOW REMOVAL.

EACH OWNER, BY SIGNING THIS AGREEMENT, DOES COVENANT AND AGREE TO PAY, WITHIN SIXTY (60) DAYS AFTER THE DATE OF RECEIPT OF EXPENSES, ALL COSTS INCURRED PURSUANT TO THIS AGREEMENT, TOGETHER WITH THE COSTS OF COLLECTION, SHALL BE A LIEN AND CHARGE UPON THE LOT AGAINST WHICH EACH ASSESSMENT IS MADE WHICH LIEN SHALL CONTINUE UNTIL THE ASSESSMENT IS PAID AND SHALL BE THE PERSONAL OBLIGATION OF THE OWNER. THE PERSONAL OBLIGATION OF THE OWNER TO PAY SUCH ASSESSMENTS, HOWEVER, SHALL REMAIN THE PERSONAL OBLIGATION OF THE PERSON WHO WAS THE OWNER WHEN THE ASSESSMENT WAS FIRST DUE AND SHALL NOT PASS TO SUCCESSORS IN TITLE UNLESS EXPRESSLY ASSUMED BY SUCH SUCCESSORS.

ANY OWNER MAY BRING CIVIL ACTION AGAINST ANY OTHER OWNER PERSONALLY OBLIGATED TO PAY AN ASSESSMENT IN ORDER TO ENFORCE PAYMENT OF THE DELINQUENT ASSESSMENT OR TO FORECLOSE THE LEIN AGAINST THE LOT, AND THERE SHALL BE ADDED TO THE AMOUNT OF SUCH ASSESSMENT DUE ALL COSTS OF COLLECTION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN:

WITNESS

LOT 1

Diane Tormanen
Roger Tormanen

OWNER(S)

LOT 2

Diane Tormanen
Roger Tormanen

OWNER(S)

The foregoing instrument was acknowledged before me this 1 day, of May, 2023. Witness my hand and official seal

Notarial Officer

Britney Larsen

My commission expires:

2/6/29

