

DECLARATION OF PROTECTIVE COVENANTS

FOR

HIDDEN HILLS LANDOWNERS' ASSOCIATION
Sheridan County, Wyoming

THIS DECLARATION made this day by the undersigned, being all of the owners of real property located within the boundaries of the Plat of Hidden Hills Landowners' Association, Sheridan County, Wyoming, hereinafter referred to as Declarants,

W I T N E S S E T H:

THAT WHEREAS, the Declarants are the owners of all lands embraced within the boundaries of the Plat of Hidden Hills Landowners' Association as the same is platted and of record in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming, said plat by reference being specifically made a part hereof in all respects as if fully herein set out; and,

WHEREAS, for the purpose of insuring that orderly development of all lands within the boundaries of the Plat of Hidden Hills Landowners' Association, will be in such manner as to maintain "the natural state of the lands", including the development of roads, placement of homes and other buildings, use of materials and methods of construction, and the uses to which the land can be developed;

NOW, THEREFORE, the Declarants hereby declare that all of the lands within the boundaries of the Plat of Hidden Hills Landowners' Association, Sheridan County, Wyoming, shall be held, sold, conveyed, subject to the following easements, restrictions, covenants and conditions which are for the purposes hereinafter set forth, which shall run with the real property and be binding upon all parties having any right, title or interest in the described premises, or any part thereof, their heirs, successors and assigns, and shall

inure to the benefit of each owner thereof. Said conditions, restrictions, covenants and reservations imposed hereby upon each and every lot and tract in said plat are as follows:

1. All lands within the boundaries of the Plat of Hidden Hills Landowners' Association, shall be used for residential and/or agricultural purposes only. Provided, however, that when the lands are used for agricultural purposes, the same will not be used in such a manner as to be noxious or offensive to the owners of other tracts within the boundaries of said Plat.

2. That no commercial enterprises of the following nature will be allowed:

- Industrial
- Manufacturing
- Strip Mining
- Feed Lot
- Slaughter House
- Glue Factory
- Saw Mill
- Salvage or Junk Yards
- Land Fills
- Commercial Recreational Activity

3. No bill boards or advertising signs of any nature shall be allowed on the lands within the boundaries of said Plat, except those presently existing.

4. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage and other waste. That said trash, garbage and other waste shall be kept in sanitary containers and all equipment for storage or disposal of such materials shall be kept in clean and sanitary condition.

5. That no tracts of land within the boundaries of said Plat can be subdivided into less than seventeen (17) acre tracts. Provided, however, that anyone owning land within the boundaries of said Plat, as of this date, which tract is less than seventeen (17) acres, will be allowed to maintain the same, but said tract can only be conveyed in

boundaries of said Plat, and recorded.
been signed by 75% of the then owners of the land within the
agreeing to change said covenants in whole or in part has
successive periods for ten (10) years, unless an instrument
said covenants shall be automatically extended for
date that these covenants are recorded, after which time,
under them for a period of twenty-five (25) years from the
and shall be binding on all parties and all persons claiming
13. These covenants are to run within the land

said Plat.
owner or owners of 75% of the land within the boundaries of
amended or altered at any time upon the approval of the
12. These restrictions and covenants may be

the Executive Committee.
month of September of each year, on call of the chairman of
Executive Committee will then be held annually during the
Association for the next ensuing year. Elections for the
secretary-treasurer, who will carry on the business of the
elect from its membership, a chairman, vice-chairman and
Executive Committee, the Executive Committee will meet and
3-year period. Immediately after the election of the
their terms expire, committee members will be elected for a
two years; and one for a period of one year. Thereafter, as
be elected for a period of three years; two for a period of
will then be held and two executive committee members will
appointed. Election of members to the Executive Committee
temporary chairman and a temporary secretary shall be
to be known as the Executive Committee. At such meeting, a
meet and shall elect five (5) members from its Association
in and for Sheridan County, Wyoming, said Association shall
these Protective Covenants in the office of the County Clerk
of any of said lands. Immediately following the filing of
members of said Association at the time they become owners
they own any of said lands. Any future owners will become
said Association and will retain membership during the time

of land within the boundaries of said Plat are members of Landowners' Association is hereby established. All owners boundaries of said Plat to be known as the Hidden Hills

11. A committee of landowners within the Association, excepting those tract owners using direct highway access, agreed upon from time to time by the Landowners' said Plat, on a pro rata basis, or upon a ration to be shall be shared by the tract owners within the boundaries of or improvement of roads within the boundaries of said Plat, 10. All costs incurred for maintenance and repair

Wyoming, and regulations of the State Board of Control. 9. Tract owners shall provide their own water system which shall comply with the laws of the State of

comply with public health standards. systems shall be installed by the tract owners and must by the Wyoming Environmental Quality Department. All approved as to design, capacity, location and construction altered or allowed to remain or be used unless fully 8. No sewage disposal system shall be constructed, residential purposes.

be stored on the premises but not used thereon for however, recreational vehicles owned by the landowners may on the premises for residential purposes. Provided, 7. No trailers or mobile homes shall be allowed

actually employed on the property. thereof can have additional housing for agricultural labor property is used for agricultural purposes, the owners the boundaries of said Plat. Provided, however, if the outbuildings thereof, shall be allowed on any tract within 6. Only single family dwellings, with the

seventeen (17) acres limitation. an adjoining tract and after attachment would still meet the way unless said tract to be subdivided would be attached to the future as an entire tract and cannot be split up in any

14. The Executive Committee above mentioned and its successors in interest, shall have the sole and exclusive right and authority to determine compliance with the covenants contained herein and to allocate and assess the costs for improvements, maintenance and repair of all roadways. Upon the violation of any covenant, or upon the failure to pay any assessments, written notice of such violation or failure shall be directed to the violator, who shall then have ten (10) days after receipt of such notice to correct the violation or pay the assessment due. If said violation is not so corrected or payment is not made, the Executive Committee, or its successor in interest, may assess damages against the violator at the rate of \$25.00 per day for each day that violation continues after the 10-day notice. In the event suit is required to collect any sum due, or to enjoin the violation of any of the covenants herein contained, the violator, in addition to any other penalties provided herein, which may be assessed by a Court, shall be liable for all attorney fees and costs incurred by the Executive Committee or its successor in bringing such action.

15. In the event any one of the covenants or restrictions contained herein is invalidated by a Judgment or Court order, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarants have executed this Declaration of Protective Covenants, this 20th day of June, 1984.

Donald J. Davis
James Danner
Leatha M. Williams

Bernard T. Hall
Edgar L. Hall

Ruth G. Atchison
 Markolf H. Fletcher
 Madeline S. Uple
 Gerald V. Olson
 John A. Ruck
 John Wilson
 Linda J. Uple
 Donald L. Rehinger
 Joan L. Hauber
 Glenn R. Heaton
 Ida Mae Heaton
 Emory E. Matthews
 David L. Harrington
 Kristin Swickard
 Pamela Ware See
 Keith F. Ware

Robert J. Atchison
 Nancy J. Fletcher
 Linda Ann Uple
 Kathleen Olson
 Judith A. Ruck
 Kristy Ware
 Donna M. Rehinger
 Marcella R. Hauber
 Elsa M. Ruby
 David J. Ruby
 Betty L. Matthews
 Steven W. Harrington
 Donna M. Hauber
 Patricia A. Shore

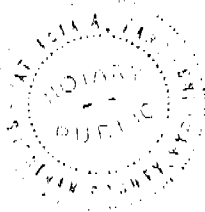
ACKNOWLEDGEMENT

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The foregoing instrument was knowledgeed before me this 15th day of April, 1984 by

Ruth C. Atchison and Robert J. Atchison
Marshall K. Fletcher and Nancy J. Fletcher
Madeline S. Yale and John Owen Yale
Gerald V. Olson and Kathleen Olson
John A. Rueb and Judith A. Rueb
John Ware and Kristy Ware
Linda L. Slack
Pamela Ware See
Donald L. Pehringer and Leona M. Pehringer
Ivan L. Hauber and Marcella R. Hauber
Glenn R. Heaton and Ida Mae Heaton
Emery E. Matthews and Betty L. Matthews
Elsa M. Ruby and Louis J. Ruby
David L. Harrington and Theresa M. Harrington
Kristie Sutherland
Esther McWilliams
Donna J. Kline and James Danner

WITNESS my hand and official seal.



Patricia A. Hare
Notary Public

My Commission Expires: April 21, 1986

THE STATE OF WYOMING

County of Sheridan

ss.

On this 21 day of May, 19 84, before me personally appearedKeith F. Ware and Patricia A. Wareto me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as Their free act and deed.Given under my hand and notarial seal this 21 day of May, A. D. 19 84

Notary Public.

My commission expires on the 21st day of July, A. D. 19 86

THE STATE OF WYOMING

County of Sheridan

ss.

On this 20th day of April, 19 84, before me personally appearedDona M. Mohanto me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.Given under my hand and notarial seal this 20th day of April, A. D. 19 84

Notary Public.

My commission expires on the 21st day of April, A. D. 19 86

THE STATE OF WYOMING

County of Sheridan

ss.

On this 20th day of June, 19 84, before me personally appearedBernard F. Kalbto me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.Given under my hand and notarial seal this 20th day of June, A. D. 19 84

Notary Public.

My commission expires on the 21st day of April, A. D. 19 86

STATE OF Arkansas
COUNTY OF Washfield :SS

The foregoing instrument was acknowledged before me this
5th day of April, 1984, by Patty L. Lath

WITNESS my hand and official seal.

Ellen Clark
Notary Public

My Comm. expires: 5-30-86

STATE OF _____)
COUNTY OF _____) :SS

The foregoing instrument was acknowledged before me this
_____ day of _____, 1984, by _____

WITNESS my hand and official seal.

Notary Public

My Comm. expires: _____

ACKNOWLEDGEMENT

I (we) the undersigned, owner(s) of land in the area known as Hidden Hills, do hereby acknowledge and accept the Covenants and Plat of the Hidden Hills Landowners Association, and request that this acknowledgment and acceptance be filed with, and become a part of, said Covenants and Plat.

Signature

Signature

Date

Date

ATTEST:

Patricia A. Hare

Notary Public

My Commission Expires:

Apr 21, 1986

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Patricia A. Hare

Notary Public

My Commission Expires:

Apr 21, 1986

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[Signature]
Signature

[Date]
Date

Signature

Date

ATTEST: [Signature]

Notary Public

My Commission Expires:

SEP 17 35, 1958

ATTEST:

Notary Public

My Commission Expires:

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David L. Long
Signature

Date

4/1/84

Signature

Date

ATTEST:

Patricia A. Ware

Notary Public

ATTEST:

Notary Public

My Commission Expires:

April, 1986

My Commission Expires:

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[Signature]
Signature

5-31-84
Date

[Signature]
Signature

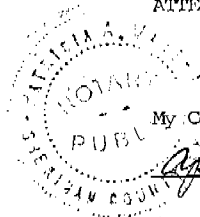
5-31-84
Date

ATTEST: Patricia A. Shaw

Notary Public

My Commission Expires:

April, 1986

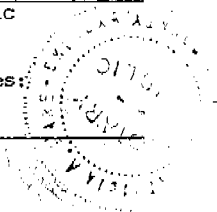


ATTEST: Patricia A. Shaw

Notary Public

My Commission Expires:

April, 1986



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Signature

Date

ATTEST:

Notary Public

My Commission Expires:

Signature

Date _____

ATTEST:

Notary Public

My Commission Expires: