



**Declaration of Covenants
35.88 acre TRACT – See exhibit A**

W. Donald Horn, Jr. and Eileen S. Horn, herein the “Declarants”, hereby declares that all of the lands within a 35.88 acre parcel, (herein the TRACT), as more particularly described in attached Exhibit A , and recorded in the Office of the County Clerk of Sheridan County, Wyoming on January , 2019, shall be subject to the following covenants:

The 35.88 acre TRACT described in attached Exhibit A shall not be further subdivided, EXCEPTING FAMILY EXEMPTIONS PURSUANT TO SHERIDAN COUNTY ZONING REGULATION. *pm ESTO pm JH*

No mobile or modular homes shall be permitted upon the TRACT at any time. A mobile home is defined as a living unit, manufactured with an integral towing device or wheels. This restriction shall not prevent the parking of a camping trailer or motor home on the TRACT.

Horses and mules may be kept and raised only for pleasure or hobby. Raising beef for personal consumption is allowable. Breeding swine or sheep on the TRACT for commercial purposes is prohibited.

If there are permitted livestock on the TRACT, there must be a corral, stable or barn for the purposes of confining permitted livestock so they do not freely overgraze the TRACT on a full time basis.

There shall be no burning of any nature on the TRACT without having notified the Dayton Fire Department and adjacent landowners in advance.

There shall be no yard lights left on anywhere on the TRACT all night unless they are “dark sky” compliant (the source of which would not be visible to neighbors). Those lights controlled by a motion sensor or light sensor and an elapsed time off switch shall be permitted.

No structures of any kind shall be located on the TRACT within a fifty (50) foot setback from any property line.

*pm ESTO
RZ JH*



The TRACT owner(s) will contribute 1/25th of the cost of road maintenance of Eagle Ridge Trail as determined by the Eagle Ridge Homeowners Association.

This Declaration of Covenants shall run with the land and shall be binding upon all parties unless repealed or amended by Declarants.

Executed by the Declarants this 3 day of January, 2019.

BY: W. Donald Horn, Jr.
W. Donald Horn, Jr.

BY: Eileen S. Horn
Eileen S. Horn

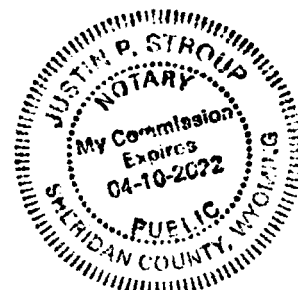
STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 3 day of January, 2019 by W. Donald Horn, Jr. and Eileen S. Horn.

WITNESS my hand and official seal.

Justin P. Stroup
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22



2019
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RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

February 8, 2018

Mr. Don Horn
P. O. Box 430
Dayton, Wyoming 82836

Re: Description of a Tract of Land in Section 6, T 56 N, R 86 W, Sheridan County, Wyoming. (Lying South of Eagle Ridge Subdivision and North of the 60 Foot Wide Road Easement, known as Eagle Ridge Trail).

A tract of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 56 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ Corner of said Section 6 as shown on the Eagle Ridge Subdivision Plat, recorded in the Sheridan County Clerk's Office, Sheridan, Wyoming; this Center $\frac{1}{4}$ Corner being monumented by a Brass Cap set by Wyoming L.S. 520; thence N 89°52'20" E for a distance of 617.19 feet to the West line of a 60 foot wide road easement recorded in Book of Deeds 467, Page 280 of the Sheridan County Clerk's Office, Sheridan, Wyoming, this point being on a non-tangent curve to the right, this curve having a Radius of 470 feet, a Central Angle of 17°24'21", an Arc Length of 142.78 feet and a Chord bearing of S 38°28'34" W with Chord distance of 142.23 feet to a point of tangency; thence S 47°10'45" W for a distance of 443.70 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 530 feet, a Central Angle of 32°50'06", an Arc Length of 303.73 feet and a Chord bearing of S 30°45'42" W with Chord distance of 299.59 feet to a point of tangency; thence S 14°20'39" W for a distance of 125.24 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 270 feet, a Central Angle of 75°39'21", an Arc Length of 356.52 feet and a Chord bearing S 52°10'20" W with a Chord distance of 331.18 feet to a point of tangency; thence West for a distance of 709.85 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 470 feet, a Central Angle of 90°01'58", an Arc Length of 738.54 feet and a Chord bearing N 44°59'01" W with Chord distance of 664.87 feet; thence N 0°01'58" E for a distance of 523.70 feet to a point on the South line of said Eagle Ridge Subdivision; thence S 89°58'43" E for a distance of 1,422.15 feet to the point of beginning.

Said tract of land contains 35.88 Acres.

NO. 2019-747388 DECLARATION OF COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

