

**TWENTY-THIRD SUPPLEMENTARY DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR THE POWDER HORN**

THIS TWENTY-THIRD SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN instrument is made and signed below this 23rd day of July, 2025, by **POWDER HORN RANCH, LLC**, a Wyoming Limited Liability Company, (hereinafter referred to as "Declarant"), and by **POWDER HORN RANCH - 2, LLC**, A Wyoming Limited Liability Company, with the express intention that the **effective date** of this instrument as to **Powder Horn Ranch South Fork Subdivision** is declared to be retroactive to **the date upon which the Plat thereof was recorded**, to wit, the **7th day of March 2022**; and, with the express intention that the **effective date** of this instrument as to **Powder Horn Estates-Phase One** is declared to be retroactive to **the date upon which the plat thereof was recorded**, to wit, the **3rd day of May, 2022**.

Affected Lands: Declarant makes and intends this instrument to apply to all of the lands which are described in the **recorded** documents which Declarant identifies herein below, incorporating the legal description of such lands from each such previously **recorded** document in this instrument by this express reference; **and**, also makes and intends this instrument to apply to the lands that are described in the **EXHIBIT A** which the Declarant appends to this instrument and also hereby expressly incorporates herein by this reference.

WHEREAS Declarant recorded a Declaration Of Covenants, Conditions And Restrictions For The Powder Horn (the "Declaration") on September 27, 1995, in Book 375, Page 563 of the records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a First Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on February 26, 1996, in Book 378, Page 321 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Second Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on April 10, 1996, in Book 379, Page 135 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded on April 18, 1996, in Book 379, Page 227 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds that certain Affidavit Of Scope Of Covenants, which was made, sworn-to, and subscribed on April 18, 1996; and,

WHEREAS Declarant recorded on November 12, 1996, in Book 383, Page 71 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; that certain Supplementary Declaration Of Covenants, Conditions And Restrictions For The Meadows as signed and acknowledged on November 5, 1996; and, thereafter further recorded on March 6, 2002, in Book 432, Page 75 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds that certain further Supplementary Declaration Of Covenants, Conditions And Restrictions For The Meadows as signed and acknowledged on February 28, 2002; and, thereafter further assented to the recording on November 19, 2003, in Book 448, Page 539 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds that certain further Restated Covenants, Conditions And Restrictions For The Meadows as signed and acknowledged by the President of the Powder Horn Meadows Homeowners Association, Inc., on November 8, 2003; and,

WHEREAS Declarant recorded a Third Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on June 19, 1997, in Book 386, Page 401 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,



WHEREAS Declarant recorded a Fourth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on November 4, 1997, in Book 389, Page 16 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Fifth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on March 3, 1998, in Book 391, Page 27 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Sixth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on July 22, 1998, in Book 394, Page 518 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Seventh Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on April 11, 2000, in Book 413, Page 667 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded an Eighth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on December 8, 2000, in Book 419, Page 516 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Ninth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on July 24, 2002, in Book 435, Page 681 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Tenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on August 7, 2003, in Book 445, Page 609 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded an Eleventh Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on April 19, 2004, in Book 452, Page 411 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Twelfth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on July 26, 2004, in Book 455, Page 162 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Thirteenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on September 30, 2005, in Book 467, Page 582 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Fourteenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on December 2, 2005, in Book 469, Page 602 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and, thereafter also recorded that certain Corrective Affidavit Regarding Description As To Extension Of The Powder Horn Residential Development Standards And Fourteenth Supplementary Declaration Of Covenants, Conditions, And Restrictions For The Powder Horn on April 25, 2006, in Book 473, Page 594 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant, in conjunction with Bison Meadows, LLC, a Wyoming Limited Liability Company, and with the consent of the Pointe At Powder Horn Ranch Homeowners' Association, Inc., recorded that certain Declaration Of Covenants, Conditions And Restrictions For The Pointe At The Powder Horn Ranch on December 19, 2006, in Book 480, Page 255 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Fifteenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on October 26, 2007, in Book 490, Page 459 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Sixteenth Supplementary Declaration Of Covenants, Conditions And Restrictions for The Powder Horn on November 29, 2007, in Book 491, Page 522 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Seventeenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on April 14, 2008, in Book 494, Page 777 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded an Eighteenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on May 4, 2009, in Book 505, Page 340 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Nineteenth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on September 21, 2010, in Book 518, Page 716 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Twentieth Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on September 22, 2010, in Book 518, Page 734 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Twenty-First Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on July 23, 2015, in Book 554, Page 359 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant recorded a Twenty-Second Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn on June 30, 2017, in Book 567, Page 515 of the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds; and,

WHEREAS Declarant, pursuant to Article II, Section 2.02(a), of the Declaration, retains the right to add additional property to the scheme of said Declaration by the filing of record of Supplementary Declarations Of Covenants, Conditions And Restrictions; and,

WHEREAS Declarant and Powder Horn Ranch - 2, LLC, now intend to add to the scheme of covenants, conditions and restrictions stated in the Declaration, as amended, or as hereafter amended, the property that they describe in the **EXHIBIT A** which they append of this Twenty-Third Supplementary Declaration Of Covenants, Conditions, And Restrictions For The Powder Horn, and the legal description of which they incorporate herein by this express reference (referred to in places as "the Additional Property"), which Additional Property constitutes **Powder Horn South Fork Subdivision**, and **Powder Horn Estates-Phase One**; and,

WHEREAS Declarant and Powder Horn Ranch - 2, LLC, now intend to submit the Additional Property described in the said appended **EXHIBIT A**, together with all buildings, improvements, and other permanent fixtures of whatever kind, now or hereafter, and all easements, rights, appurtenances, of which or belonging to, or in any way pertaining thereto, to the covenants, conditions, restrictions, easements, charges, liens, assessments, privileges, and rights contained in the said Declaration, as amended, and as hereafter amended, and to annex the Additional Property into the Property and the scheme of the Declaration in accord with Section 2.02(a) of the Declaration; and,

WHEREAS Declarant and Powder Horn Ranch - 2, LLC, now intend to and by these presents do modify, amend, change, and enlarge the terms within the Declaration as herein below stated;

NOW THEREFORE pursuant to the enabling authority of Section 12.02(a) and Section 12.02(b) of the Declaration, and touching and concerning the lands which constitute the Existing Property and all of the Property and additional lands included in the Property to which the Declaration pertains and applies, as heretofore and as hereafter amended, and including but without thereby intending or implying any limitation all of the lands described in the **EXHIBIT A** which the Declarant appends to this instrument, and all of the lands that are described in the several instruments which herein above are identified by document name, date, and Book and Page of recordation, and from which the legal descriptions of lands therein stated or thereto appended are determined, hereby are incorporated herein by this express reference, and running perpetually with all of the said affected lands, portions of which Declarant owns. Declarant deems it necessary, proper, and expedient under the circumstances and conditions which exist at this time to act herein and hereunder as the attorney-in-fact coupled with an interest that the Owners irrevocably constitute and appoint in the Declaration; and, hereby to exercise the Power of Attorney that the Owners therein irrevocably do grant to Declarant to modify, amend, change, and enlarge the terms within the Declaration as herein below stated.

[1] The Declarant and Powder Horn Ranch - 2, LLC, declare the Additional Property, that is, **Powder Horn South Fork Subdivision, and Powder Horn Estates-Phase One**, and expressly intending these declarations to be effective retroactively to the respective dates and times of the recording of the respective Plats that define and describe the lands that constitute the two tracts that constitute the Additional Property, hereby are annexed into the Powder Horn pursuant to Section 2.02(a), and shall from the aforesaid and retroactive effective dates and thereafter be a part of the Property, and shall be held, transferred, sold, conveyed, leased, occupied, and used subject to the covenants, conditions and restrictions, easements, charges, liens, assessments, privileges, and rights stated in the Declaration, as amended, and as hereafter amended, all of which touch and concern the land, and all of which run with and perpetually shall run with the land and be binding upon the Additional Property, and all parties having acquired any right, title, or interest in and to the Additional Property, or any part thereof, and shall inure to the benefit of each person having at any time an interest of estate in the Property, or any part thereof, and the Powder Horn Homeowners Association, Inc. (referred to herein in places as the "Association").

[2] All capitalized terms used in this Twenty-Third Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn, except as otherwise defined in this instrument, shall have the same meaning as stated originally in the Declaration.

[3] Upon recording of this Twenty-Third Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn, all of the lands which constitute the Existing Property and all of the Property and the Additional Lands included in the Property to which the Declaration pertains and applies, as heretofore and as hereafter amended, and including but without thereby intending or implying limitation all of the lands that are described in the several instruments which herein above are identified by document name, date, and Book and Page of recordation and which are incorporated herein by this express reference and the lands described in the appended **EXHIBIT A** which are incorporated herein by this express reference, are and shall be subject to the modification, amendment, change, and enlargement which Declarant states in this instrument.

[4] Declarant declares that this Twenty-Third Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn touches and concerns the lands which constitute the Existing Property and all of the Property and Additional Property included in the Property to which the Declaration pertains and applies, as heretofore and as hereafter amended, and including but without thereby intending or implying limitation all of the lands that are



described in the several instruments which herein above are identified by document name, date, and Book and Page of recordation and from which the legal descriptions therein stated or thereto appended are incorporated herein by this express reference, and the Additional Property described in the **EXHIBIT A** which hereto is appended and is incorporated herein by this reference, portions of which Declarant owns; and, that this Twenty-Third Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn runs and perpetually shall run with all of the said affected lands.

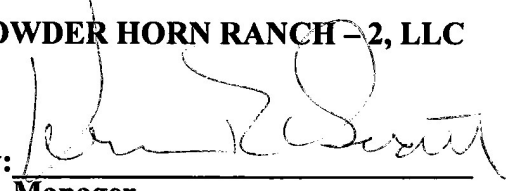
IN WITNESS WHEREOF Declarant has caused this Twenty-Third Supplementary Declaration Of Covenants, Conditions And Restrictions For The Powder Horn to be made and signed below this 23rd day of July, 2025, by the duly authorized Manager of the Declarant, the **POWDER HORN RANCH, LLC**, a Wyoming Limited Liability Company; and, by the duly authorized Manager of the **POWDER HORN RANCH - 2, LLC**, A Wyoming Limited Liability Company.

POWDER HORN RANCH, LLC

By: 

Manager

POWDER HORN RANCH - 2, LLC

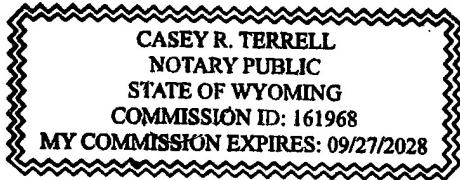
By: 

Manager

ACKNOWLEDGMENTS

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument titled as the Twenty-Third Supplementary Declaration Of Covenants, Conditions, And Restrictions For The Powder Horn was **signed and acknowledged** before me this 23rd day of July, 2025, by **Homer R. Scott** who personally is known to me, acting in his capacity as **Manager of Powder Horn Ranch, LLC**, as witnesseth my hand and official seal.



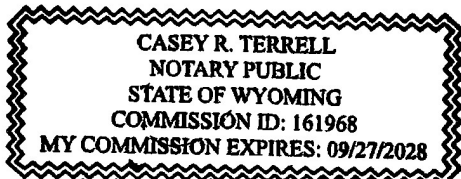
Casey R. Terrell

Notary Public

My commission expires: September 27, 2028

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument titled as the Twenty-Third Supplementary Declaration Of Covenants, Conditions, And Restrictions For The Powder Horn was **signed and acknowledged** before me this 23rd day of July, 2025, by **Homer R. Scott**, who personally is known to me, acting in his capacity as **Manager of Powder Horn Ranch - 2, LLC**, as witnesseth my hand and official seal.



Casey R. Terrell

Notary Public

My commission expires: September 27, 2028



EXHIBIT A

TO THE

**TWENTY-THIRD SUPPLEMENTARY DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR THE POWDER HORN**

Tract No. 1:

Powder Horn, South Fork Subdivision, All Lots 1 through 16, All Outlots A and B; and, streets, roadways, and easements for installation and maintenance of streets, roadways, utilities, irrigation and drainage facilities, and other common areas; as appears in the Plat thereof filed of record on March 7, 2022, in Drawer P, at Page 125, in the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds

Tract No. 2:

Powder Horn Estates Phase 1, All Lots 1 through 38, All Outlots A, B, C, and V; and, streets, roadways, and easements for installation and maintenance of streets, roadways, utilities, irrigation and drainage facilities, and other common areas; as appears in the Plat thereof filed of record on May 3, 2022, in Drawer P, at Page 126, in the Records of the Sheridan County Clerk and Ex-Officio Register of Deeds