



2025-804295 12/19/2025 9:22 AM PAGE: 1 OF 3
FEES: \$18.00 PK DECLARATION OF COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

DECLARATION OF SUPPLEMENTAL COVENANTS *ST. ANDREWS ROW*

THIS DECLARATION OF SUPPLEMENTAL COVENANTS ("Supplemental Covenants") is made effective December 19, 2025 (the "Effective Date"), by Powder Horn Ranch, LLC a Wyoming limited liability company (the "Declarant"), and Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company. Powder Horn Ranch, LLC and Powder Horn Ranch - 2, L.L.C. are referred to collectively herein as the Parties.

Recitals of Intent:

WHEREAS, the Declarant formed The Powder Horn by recording a *Declaration of Covenants, Conditions and Restriction for the Powder Horn* on September 27, 1995 in Book 375 at Page 563 in the records of the Sheridan County, Wyoming Clerk and Recorder ("Original Declaration");

WHEREAS, The Powder Horn is governed by the Powder Horn Homeowners Association, Inc., a Wyoming non-profit corporation, who enforces the Original Declaration, as amended (the "Association");

WHEREAS, the Parties recorded the *Sixteenth Supplementary Declaration of Covenants, Conditions and Restrictions for the Powder Horn* on November 29, 2007 in Book 491 at Page 0522, supplementing the Original Declaration by annexing, in part, Lots 3, 4, 5, and 6 of St. Andrews Row at Powder Horn Ranch, a subdivision of Sheridan County, Wyoming filed as Plat S-122 in the office of the Sheridan County, Wyoming Clerk and Recorder (individually a "Lot", collectively the "Lots"), into The Powder Horn, to be governed by the Association pursuant to the Original Declaration, as amended;

WHEREAS, as of the Effective Date, the Original Declaration has been supplemented twenty-three times and Declarant has retained certain rights and powers regarding the Original Declaration, as amended;

WHEREAS, Declarant's retained rights and powers include those in Section 12.02(b), most recently amended in the *Twenty-First Supplementary Declaration of Covenants, Conditions and Restrictions for the Powder Horn* recorded on July 23, 2015 in Book 554 at Page 359, to, "sign, execute, acknowledge, deliver and record any and all instruments which establish, adopt, modify, amend, change, enlarge, contract or abandon the terms within this Declaration, or any part hereof, with such clause(s), recital(s), covenant(s), agreement(s), and restriction(s) as Declarant shall deem necessary, proper and expedient in the circumstance of a change or modification of ownership or boundaries of the Property";



WHEREAS, as of the Effective Date, Powder Horn Ranch – 2, L.L.C. owns the Lots, but intends to sell them to third-parties;

WHEREAS, in light of the unique location of the Lots, the Parties mutually desire to impose additional covenants and restrictions by and through these Supplemental Covenants concerning the permitted uses of the Lots and the specific design criteria applicable to buildings constructed thereon, which covenants and restrictions shall supplement and be in addition to the Original Declaration.

NOW THEREFORE, pursuant to the Declarant's authority in Section 12.02 of the Original Declaration, as amended, the Parties declare the Lots, in addition to those rights and restrictions in the Original Declaration, shall be held, transferred, sold, conveyed, leased, occupied and used subject to the following covenants, conditions, and restrictions, which shall run with the land and be binding upon the Lots, and all parties having acquired any right, title, or interest in and to the Lots, or any party thereof, and shall inure to the benefit of each person having at any time an interest or estate in The Powder Horn, or any party thereof, and the Association:

Specific Covenants and Restrictions on the Lots

1. The design of any residences constructed on any Lot, including but not limited to the exterior elevations, materials, and colors, shall be consistent with the adjacent neighborhood aesthetics of the existing residences in the Cottages, Cabins, the Clubhouse and Club pool house.
2. Use of natural colors and materials shall be required for construction upon any Lot, including the same or similar cedar/douglas fir siding or similar natural wood to be stained, and natural rock.
3. Residences constructed upon the Lots shall be either a single story, one-level home, or a one-level with no more than one-third of the finished area on the main level living space square footage allowed on a second level.
4. All exterior design improvements on the Lots shall be subject to prior written approval by both the Association Design Review Committee and the members of the Declarant, as exercised in their sole discretion.

General Terms

1. **Supplementation of Original Declaration.** The covenants and restrictions imposed hereby shall be supplemental to, and not a replacement of, the Original Declaration, as amended, which shall remain in full force and effect and continue to burden, be enforceable against, and run with the Lots.
2. **Amendment.** Any termination or amendment to these Supplemental Covenants must be approved in writing by Declarant (or its successor or assign) and the Association, and be recorded against the Lots in the Office of the Sheridan County, Wyoming Clerk and Recorder.
2. **Enforcement.** Any violation of the covenants and restrictions imposed hereby shall be a violation of the Original Declaration, as amended, and are subject to enforcement and the imposition of violative fines pursuant to Section 12.05 and 12.06 of the Original Declaration, as amended.

IN WITNESS WHEREOF the Parties have caused this Declaration of Supplemental Covenants, St. Andrews Row, to be executed as of the Effective Date.

POWDER HORN RANCH, LLC
By: [Signature]
Authorized Member

POWDER HORN RANCH - 2, L.L.C.
By: [Signature]
Authorized Member

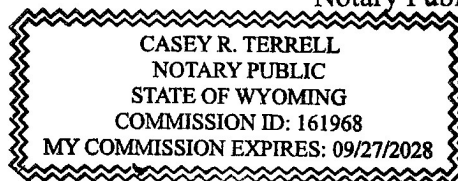
STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Homer R. Scott as authorized Member of Powder Horn Ranch, LLC this 19th day of December, 2025.

WITNESS my hand and official seal.

Casey R. Terrell
Notary Public

My Commission expires:



STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Homer R. Scott as authorized Member of Powder Horn Ranch - 2, L.L.C., on this 19th day of December, 2025.

WITNESS my hand and official seal.

Casey R. Terrell
Notary Public

My Commission expires:

