



AFFIDAVIT AFFECTING TITLE TO REAL PROPERTY

Pursuant to Wyo. Stat. Ann. § 34-11-101, the undersigned, being first duly sworn upon his oath, deposes and states as follows:

1. I have personal knowledge of the facts stated in this Affidavit.
2. I am the current Chair of the Architectural Control Committee for Mountain Shadows Subdivision and I reside at 601 Mountain Shadows Boulevard also known as Block 3, Lot 3 Mountain Shadows II Subdivision.
3. On August 24, 2001, the Final Plat of Mountain Shadows Subdivision was filed in Drawer M, Plat Number 56, Instrument number 385191.
4. Subsequently, on September 3, 2004, the Declaration of Protective Covenants ("Covenants") for Mountain Shadows II Subdivision were filed in Book 456, Page 0209.
5. On August 7, 2015, a purported Amendment of Mountain Shadows Subdivision ("Amendment") was recorded by Mike & Christine Decker as owners of 611 Mountain Shadows Blvd, Sheridan, WY 82801, Document No. 2015-721286.
6. The Covenants provide that the "Covenants may be amended or altered upon the written approval of seventy-five percent of the Lot owners in Mountain Shadows Subdivision".
7. The Amendment filed on August 7, 2015 purports to have written approval of seventy-five percent (75%) of the lot owners in the subdivision. There are a total of eighty-eight (88) lots in the subdivision, which means that in order to have an amendment to the Covenants approved by the lot owners, sixty-six (66) lot owners would have had to vote to approve the Amendment.
8. The Amendment that was recorded states that sixty-eight (68) lot owners voted to approve the Amendment.
9. However, upon inspection of the Amendment and the various deeds of ownership for the lots in the subdivision at the time the Amendment was recorded, it is clear that seventy-five percent (75%) of the lot owners did not approve the Amendment and therefore, it is legally unenforceable and invalid, for the following reasons:
 - A. Mike Decker voted in favor of the Amendment on behalf of Block 5, Lot 8 (611 Mountain Shadows Blvd.). However, Mr. Decker was not even a record owner of the lot. The lot where the Deckers' resided was owned by the



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Christine E. Shepard Living Trust.

- B. In addition to Mr. Decker voting in favor of the Amendment on behalf of a lot he was not an owner, there were five (5) other votes in favor of the Amendment by individuals that were not lot owners. Specifically, those lots are as follows: 1) Block 1, Lot 16, 2) Block 2, Lot 10, 3) Block 2, Lot 11, 4) Block 2, Lot 13 and 5) Block 4, Lot 23.
- C. Three individual votes attached to the Amendment were on behalf of the same lot - Block 1, Lot 5. The Covenants only allow for one vote per lot.
- D. There were forty-five (45) purported votes in favor of the Amendment where only one person voted, but there were one or more owners of the lot. All record owners are required to vote in order for the vote to count towards the seventy-five percent (75%) needed for an amendment to be approved.
- E. None of the signatures on the Amendment were verified by a notary public or any other witness and several of the signatures are not legible to verify that the lot owner(s) for a particular lot actually signed the Amendment.
- F. There were multiple lots owned and held by a Trust, but the Trustee of the Trust either did not sign the Amendment or they did not sign as a Trustee of the Trust.

10. Upon the recording of this Affidavit, it shall serve to invalidate the Amendment that was filed without the required number of votes of the lot owners in the subdivision to be a legally enforceable Amendment to the Covenants.

Dated this 12th day of January, 2026.

ARCHITECTURAL CONTROL COMMITTEE -
MOUNTAIN SHADOWS SUBDIVISION:

Charles Abinante
Charles Abinante, Chairman



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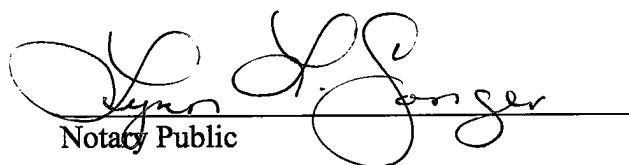
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STATE OF SHERIDAN)
) ss.
COUNTY OF WYOMING)

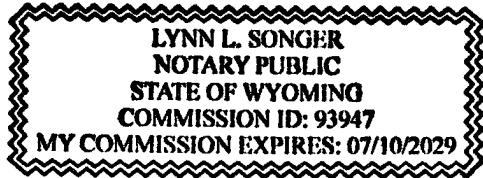
Subscribed, sworn to and acknowledge before me this 12th day of January, 2026, by
Charles Abinante, Chairman of the Architectural Control Committee for Mountain Shadows
Subdivision.

Witness my hand and official seal.



Lynn L. Songer
Notary Public

My Commission Expires: July 10, 2029.



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