

# ROAD MAINTENANCE AND SNOW REMOVAL AGREEMENT

## Bucking Iron Business Park

### 170 East Ridge Road Sheridan, WY 82801

#### When Recorded Return To:

Eric Manselle P.O. Box 352  
Story, WY 82842

#### Prepared By:

Eric Manselle P.O. Box 352  
Story, WY 82842

This **ROAD MAINTENANCE AND SNOW REMOVAL AGREEMENT** ("Agreement") is entered into by and among the owners of Lots 1 through 6 (collectively, the "Owners"), each being the owner of record of the following parcels of land located in Sheridan County, Wyoming, as legally described in *Exhibit A* attached hereto and incorporated herein by reference.

#### 1. Purpose

The purpose of this Agreement is to provide for the equitable sharing of costs and responsibilities for the maintenance of the County-record road(s) used to access the Lots ("Road"), including snow removal.

#### 2. Cost Allocation

Annual Total: \$3,500

Each Lot shall pay the following share of the total annual maintenance and snow removal costs:

- Lot 1: 8.33%- \$24.30 per month
- Lot 2: 16.67%- \$48.62 per month
- Lot 3: 25.00%- \$72.92 per month
- Lot 4: 25.00%- \$72.92 per month
- Lot 5: 16.67%- \$48.62 per month
- Lot 6: 8.33%- \$24.30 per month

Payments shall be due on the first day of each month, payable to the designated account established for this purpose.

#### 2A. Reasonableness of Costs

All maintenance and snow removal costs shall be reasonable in scope and amount under the circumstances. Owners shall not be obligated to contribute to expenditures that are excessive, wasteful, or unrelated to the Road's maintenance or snow removal.

### **3. Treasurer, Billing & Collection of Costs**

- Eric Manselle is the current Treasurer
- The Treasurer shall have the authority to hire and oversee contractors or service providers to perform road maintenance and snow removal duties
- A new Treasurer may be appointed by a majority vote representing 51% or more of the lot owners. Each lot shall be entitled to one vote, regardless of its size.
- Bills will be issued quarterly by the Treasurer appointed by the Owners.
- Payment shall be due within 30 days of each invoice.
- Failure to pay constitutes default and shall be subject to the remedies set forth herein.
- An account will be created at First Interstate Bank for the "Bucking Iron Business Park Subdivision"
- Any expenses submitted for reimbursement must be approved by a majority vote representing 51% or more of the lot owners.

### **4. Default**

If any Owner fails to pay their share:

- The unpaid amount shall accrue interest at the rate of 10% per month until paid.
- The non-defaulting Owners may advance the amount due, and the defaulting Owner shall reimburse them, together with interest and reasonable attorney's fees.
- A lien may be filed against the defaulting Owner's Lot, enforceable under Wyoming law.

### **5. Dispute Resolution**

Any dispute shall first be submitted to non-binding mediation in Sheridan County, Wyoming. If mediation fails, the matter may be pursued in a court of competent jurisdiction in Wyoming.

### **6. Binding Effect; Covenants Running with the Land**

This Agreement shall bind all current and future Owners of Lots 1 through 6, their heirs, successors, and assigns.

- Upon transfer of any Lot, the new Owner shall be deemed to have assumed and agreed to all terms without need for further action

### **7. Term & Amendment**

This Agreement shall continue in perpetuity unless amended or terminated by written consent of all Owners and recorded in Sheridan County, Wyoming.

### **8. Miscellaneous**

- **Notices:** Must be in writing and delivered personally or by certified mail.
- **Severability:** Invalidity of one provision shall not affect the rest.



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- **Governing Law:** Wyoming law governs.

### Signatures of Owners

Lot 1 Owner:	<u>Eric Marshall</u>	Date: <u>11/17/25</u>
Lot 2 Owner:	<u>Eric Marshall</u>	Date: <u>11/17/25</u>
Lot 3 Owner:	<u>Eric Marshall</u>	Date: <u>11/17/25</u>
Lot 4 Owner:	<u>Eric Marshall</u>	Date: <u>11/17/25</u>
Lot 5 Owner:	<u>Eric Marshall</u>	Date: <u>11/17/25</u>
Lot 6 Owner:	<u>Eric Marshall</u>	Date: <u>11/17/25</u>



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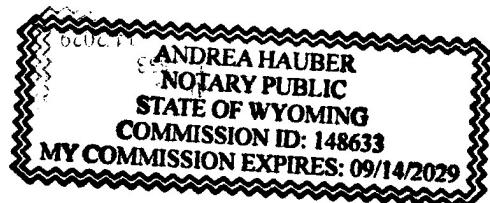
## NOTARY BLOCKS

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

On this 1<sup>st</sup> day of November, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Mansell, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public Andrea Hauber  
My Commission Expires: 9/14/2029



(Additional Notary Acknowledgment Blocks for each Owner, identical format, repeated as needed)



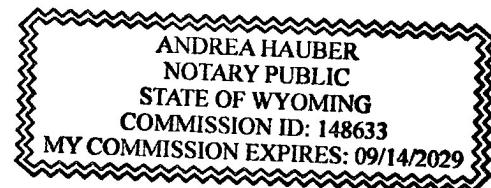
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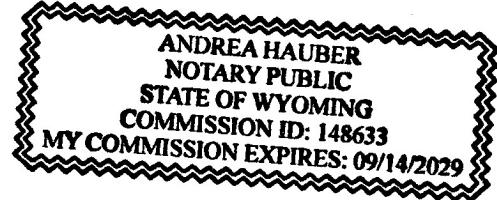
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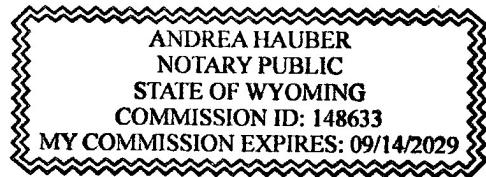
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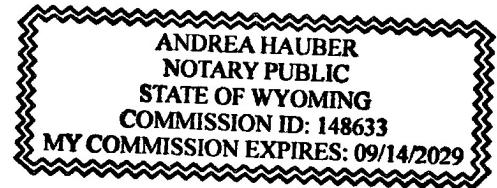
## NOTARY BLOCKS

STATE OF WYOMING )  
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On this 17<sup>th</sup> day of November 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Manselle, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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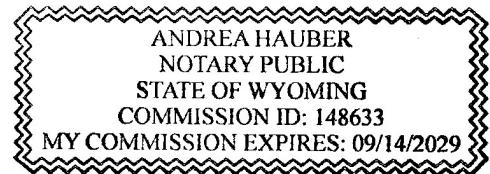
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**Exhibit A: Legal Description Land**

<b>Street Address:</b>	<b>170 EAST RIDGE RD SHERIDAN, WY 82801</b>
<b>Location:</b>	<b>(TOTAL ACRES = 20.00) T56N R84W SEC 36 PT SWNE, PT SENW, PT NESW, PT NWSE</b>

**NO. 2026-805294 AGREEMENT - LEGAL**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BUCKING IRON LLC P O BOX 352  
STORY WY 82842