

RECORDED APRIL 19, 2004 BK 452 PG 411 NO 472878 AUDREY KOLTISKA, COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

ELEVENTH SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR THE POWDER HORN

THIS ELEVENTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 19 day of April, 2004, by Powder Horn Ranch, LLC, a Wyoming Limited Liability Company, (hereinafter referred to as "Declarant"), and Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company.

WITNESSETH:

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 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, pursuant to Article II thereof, retained the right to add additional property to the scheme of said Declaration by filing of record Supplementary Declarations of Covenants, Conditions and Restrictions; and

WHEREAS, Declarant and Powder Horn Ranch - 2, L.L.C. desire to add to the scheme of these covenants the property which is owned by Powder Horn Ranch - 2, L.L.C., and described on Exhibit A to this Eleventh Supplementary Declaration of Covenants, Conditions and Restrictions for the Powder Horn ("the Additional Property"), which property represents Powder Horn Ranch -2 Block CC and Block DD;

WHEREAS, Declarant and Powder Horn Ranch - 2, L.L.C., desire to submit the Additional Property described on Exhibit A, together with all buildings, improvements, and other permanent fixtures of whatever kind, now or hereafter, and all easements, rights, appurtenants, of which are 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, and to annex the Additional Property into the Property and the scheme of the Declaration in accordance with Section 2.02(a) of the Declaration.

NOW, THEREFORE, the Declarant and Powder Horn Ranch - 2, L.L.C., declare the Additional Property (Powder Horn Ranch II Planned Unit Development, Block CC, Lots 1 through 16, and Powder Horn Ranch II Planned Unit Development, Block DD, Lots 1 through 27, described on Exhibit A) is hereby annexed into the Powder Horn pursuant to Section 2.02(a), and shall hereafter 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 set forth in the Declaration, all of which 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 or estate in the Property, or any part thereof, and the Powder Horn Homeowner's

Association, Inc., (the "Association").

IN WITNESS WHEREOF the Declarant and Powder Horn Ranch - 2, L.L.C. have caused this Eleventh Supplementary Declaration Of Covenants, Conditions and Restrictions For The Powder Horn to be executed.

POWDER HORN RANCH, LLC

By: _____

Manager

POWDER HORN RANCH - 2, L.L.C.

By: _____

Manager

STATE OF WYOMING)

) ss.

County of Sheridan)

The foregoing instrument was acknowledged before me this 19 day of April, 2004, by Homer Scott, Jr., Manager of Powder Horn Ranch, LLC, and Manager of Powder Horn Ranch - 2, L.L.C.

WITNESS my hand and official seal.

Notary Public

My commission expires: 9-5-07

EXHIBIT "A"

Powder Horn Ranch II Planned Unit Development, Block CC, Lots 1 through 16.

Formerly described as:

BLOCK CC
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 33, T55N, R84W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S62°35'26"W, 2601.70 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE S06°36'53"W, 513.00 FEET; THENCE S20°35'46"W, 393.24 FEET; THENCE S68°52'25"W, 273.12 FEET; THENCE N02°50'35"W, 68.65'; THENCE N02°48'26"W, 982.03'; THENCE S85°05'55"E, 125.43 FEET; THENCE S52°39'39"E, 60.51 FEET; THENCE S85°31'26"E, 331.62 FEET TO THE POINT OF BEGINNING. SAID TRACT HAVING AN AREA OF 8.85 ACRES, MORE OR LESS.

Powder Horn Ranch II Planned Unit Development, Block DD, Lots 1 through 27.

Formerly described as:

BLOCK DD
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point located S76°10'13"W, 1356.12 feet from the East 1/4 corner of said Section 33; thence S01°05'36"E, 650.32 feet; thence S03°57'32"E, 200.03 feet; thence S01°05'36"E, 963.81 feet; thence S88°54'24"W, 135.52 feet; thence N22°33'34"W, 124.25 feet; thence N88°43'05"W, 194.34 feet; thence N34°54'08"W, 50.35 feet; thence along a curve to the right having a delta of 11°20'27", a radius of 405.00 feet, an arc length of 80.16 feet, and a chord S60°46'06"W, 80.03 feet, thence S66°26'19"W, 478.31 feet; thence N23°33'41"W, 60.00 feet; thence N66°26'19"E, 478.31 feet; thence along a curve to the left having a delta of 3°50'42", a radius of 345.00 feet, an arc length of 23.15 feet, and a chord N64°30'58"E, 23.15 feet, thence N06°17'43"W, 194.62 feet; thence N16°55'47"E, 110.59 feet; thence N06°38'28"W, 115.43 feet; thence N11°29'24"E, 92.66 feet; thence N01°05'36"W, 220.00 feet; thence N13°33'52"E, 138.32 feet; thence N01°05'36"W, 201.47 feet; thence N23°04'11"W, 107.84 feet; thence N14°05'56"E, 153.99 feet; thence N01°05'36"W, 225.39 feet; thence N88°54'24"E, 235.00 feet; thence N01°05'36"W, 55.90 feet; thence along a curve to the right having a delta of 12°31'24", a radius of 270.00 feet, an arc length of 59.02 feet, and a chord N05°10'06"E, 58.90 feet, thence S81°45'17"E, 165.77 feet to the point of beginning. Said tract having an area of 17.73 acres, more or less.