

605613 DECLARATION OF COVENANTS
BOOK 494 PAGE 0777
RECORDED 04/14/2008 AT 12:20 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

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

THIS SEVENTEENTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 14 day of April, 2008, 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 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, 2005, 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 12, 2005, in Book 469 Page 0602 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, 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 described on Exhibit A to this Seventeenth Supplementary Declaration of Covenants, Conditions and Restrictions for the Powder Horn ("the Additional Property"), which property represents Powder Horn Ranch Minor No. 22 Sudivision; and

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 Minor No. 22 Subdivision, Lots 1, 2, 3, 4, and 5, 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 Seventeenth 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 14 day of April, 2008, by Homer R. Scott, Manager of Powder Horn Ranch, LLC, and Manager of Powder Horn Ranch - 2,

780

L.L.C.

WITNESS my hand and official seal.



Carolyn A. Byrd
Notary Public

My commission expires: 7-25-2011

**LEGAL DESCRIPTION
POWDER HORN RANCH
MINOR No. 22 SUBDIVISION
6.77 ACRES**

Lots 1, 2, 3, 4, and 5 of Powder Horn Ranch Minor No. 22 Subdivision.

Formerly described as: A tract of land located in the Northeast Quarter (NE¼) of Section 4, Township 54 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the westerly Right-of-Way of Canyon View Drive, said point located S04°46'55"E, 1171.97 feet from the East Sixteenth (E1/16) corner between said Section 4 and Section 33, Township 55 North, Range 84 West; thence along said westerly Right-of-Way S17°28'20"W, 125.71 feet; thence continuing along said westerly Right-of-Way along a curve to the left with a radius of 285.00 feet, a central angle of 44°47'04", an arc length of 222.77 feet, and a chord bearing and distance of S04°55'12"E, 217.14 feet to the northernmost corner of Block AA, Powder Horn Ranch-2, Planned Unit Development, Phase One; thence along the northwesterly line of said Block AA S51°56'55"W, 693.30 feet; thence leaving the northwesterly line of said Block AA N39°14'09"W, 238.32 feet; thence N89°38'39"W, 128.00 feet to a point on the easterly Right-of-Way of Clubhouse Drive; thence along said easterly Right-of-Way along a non-tangent curve to the right with a radius of 1525.00 feet, a central angle of 01°52'54", an arc length of 50.08 feet, and a chord bearing and distance of N02°52'57"W, 50.08 feet; thence leaving said easterly Right-of-Way S89°38'39"E, 219.70 feet; thence N33°55'54"E, 169.82 feet; thence N02°12'32"E, 61.79 feet; thence N15°25'04"W, 72.34 feet; thence N11°09'36"E, 180.05 feet; thence N56°24'47"E, 77.49 feet; thence S79°49'03"E, 135.54 feet; thence N72°07'41"E, 212.58 feet; thence S88°10'02"E, 113.61 feet to the point of beginning, said tract containing 6.77 acres, more or less.