

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

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

THIS EIGHTEENTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 23rd day of April, 2009, 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.

W I T N E S S E T H:

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 recorded a Seventeenth Supplementary Declaration Of Covenants, Conditions And Restrictions for The Powder Horn on April 14, 2008, in Book 494 Page 777 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 Eighteenth Supplementary Declaration of Covenants, Conditions and Restrictions for the Powder Horn ("the Additional Property"), which property represents West Falls at the Powder Horn and The Grove at the Powder Horn; 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 (West Falls at the Powder Horn and The Grove at the Powder Horn, 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 Eighteenth Supplementary Declaration of Covenants, Conditions and Restrictions For The Powder Horn to be executed.

POWDER HORN RANCH, LLC

By:

Homer R. Scott
Homer R. Scott, Manager

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

By:

Homer R. Scott
Homer R. Scott, Manager

STATE OF WYOMING)

) ss.

County of Sheridan)

The foregoing instrument was acknowledged before me this 23rd day of April, 2009, by Homer R. Scott, as Manager for Powder Horn Ranch, LLC, and as Manager for Powder Horn Ranch - 2, L.L.C.

WITNESS my hand and official seal.

Randii Heidi Clabaugh
Signature of Notarial Officer
Rank and Title: Notary Public

My commission expires:

August 25, 2012



EXHIBIT "A"WEST FALLS AT THE POWDER HORN

The above or foregoing subdivision located in SE1/4NW1/4 & SW1/4NE1/4 of Section 4, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows, to-wit:

Beginning at a point which is located S64°17'00"E a distance of 3,033.88 feet from the Northwest corner of said Section 4; thence S73°25'38"E a distance of 130.30 feet; thence S23°34'35"W a distance of 231.73 feet; thence S14°28'07"W a distance of 110.07 feet; thence S10°54'58"W a distance of 110.54 feet; thence S05°11'51"W a distance of 312.95 feet; thence N80°13'40"W a distance of 195.94 feet; thence N16°34'22"E a distance of 708.31 feet; thence along a tangent curve to the right with a central angle of 24°56'36" a radius of 170.00 feet a length of 74.01 feet (chord bearing N29°02'40"E, chord length 73.43 feet) to the point of beginning. Said tract contains 2.518 acres, more or less.

A subdivision in Sheridan County, Wyoming filed as Book W, Page 62 in the Office of the Sheridan County Clerk.

AND

THE GROVE AT THE POWDER HORN

The above or foregoing subdivision located in lot 2, lot 3, SE1/4NW1/4 & SW1/4NE1/4 of section 4, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows, to-wit:

Beginning at a point located S71°21'42"E, 3135.69 feet from the Northwest corner of said Section 4, thence S02°24'24"E, 163.11 feet; thence along a non-tangent curve to the right with a radius of 530.00 feet, a central angle of 04°56'56", an arc length of 45.78 feet, and a chord bearing and distance of S89°55'56"E, 45.76 feet; thence S87°27'28"E, 157.04 feet to a point on the Westerly Right-of-Way of Club House Drive; thence along said Right-of-Way S02°32'32"W, 60.00 feet; thence leaving said Right-of-Way N87°27'28"W, 157.04 feet; thence along a curve to the left with a radius of 470.00 feet, a central angle of 30°17'23", an arc length of 248.47 feet, and a chord bearing and distance of S77°23'51"W, 245.58 feet; thence along a curve to the left with a radius of 170.00 feet, a central angle of 45°40'47", an arc length of 135.53 feet, and a chord bearing and distance of S39°24'45"W, 131.97 feet; thence S16°34'22"W, 708.31 feet, thence along a curve to the right with a radius of 1030.00 feet, a central angle of 04°38'21", an arc length of 83.40 feet, and a chord bearing and distance of S18°53'32"W, 83.38 feet; thence N68°47'17"W, 60.00 feet; thence N67°37'01"W, 99.88 feet; thence N13°47'47"W, 53.90 feet; thence N48°03'57"W, 67.82 feet; thence S82°25'17"W, 46.32 feet; thence S37°19'37"W, 73.08 feet; thence N77°53'51"W, 98.65 feet; thence N21°57'49"E, 71.85 feet; thence N57°22'40"E, 114.47 feet; thence N42°35'35"E, 101.34 feet; thence N19°47'13"E, 120.62 feet; thence N16°48'37"E, 118.91 feet; thence N14°04'08"E, 147.45 feet; thence N34°43'15"E, 401.37 feet; thence N52°31'00"E, 149.08 feet; thence N79°51'29"E, 128.32 feet; thence N87°17'24"E, 124.80 feet to the point of beginning, said tract containing 8.15 acres, more or less.

A subdivision in Sheridan County, Wyoming filed as Book G, Page 21 in the Office of the Sheridan County Clerk.