

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF SHERRI VIEW SUBDIVISION
SHERIDAN COUNTY, WYOMING

THIS DECLARATION made on this 20 day of JUNE,
1979, by MIKE ALLEN, DOUGLAS L. OTTESON and MARY OTTESON,
husband and wife, and LARRY PEDERSON and BEVERLY PEDERSON,
husband and wife, hereinafter referred to as Declarants,

WITNESSETH:

WHEREAS, Declarants are owners of certain real property
in Sheridan County, Wyoming, which is more particularly
described in Exhibit A appended hereto and made a part
hereof.

NOW, THEREFORE, Declarants hereby declare that all of
the properties described in Exhibit A shall be held, sold,
conveyed, subject to the following easements, restrictions,
covenants and conditions which are for the purposes of
protecting the value and the existing natural beauty of, and
which shall run with the real property and be binding upon
all parties having any right, title, or interest in the
described premises, or any part thereof, their heirs, succes-
sors and assigns and shall inure to the benefit of each
owner thereof.

ARTICLE I

Definitions

(A) Declarant. Declarant means Mike Allen, Douglas L.
Otteson, Mary Otteson, Larry Pederson and Beverly Pederson,
their successors and assigns.

(B) Real Property. Real Property shall mean all the
real property known and contained with the Sherri View Sub-
division, described in Exhibit A appended hereto and made a
part hereof, located in Sheridan County, Wyoming.

(C) Plat. The Plat means the plat for Sherri View
Subdivision as filed in the records of the office of the
County Clerk and Recorder of Sheridan County, Wyoming, on the
same date that this Declaration is filed.

(D) Residence and Residential. Residence and Residential shall pertain to single-family dwellings, multi-family dwellings and condominiums.

(E) Common Elements. Common Elements are the areas so designated on the plat, together with improvements thereon.

(F) Architectural Committee. The Architectural Committee shall consist of Declarants (or their successors and assigns) until such time as more than fifty percent of the lots in the subdivision have been sold, at which a majority of the owners of the lots in the subdivision shall select the members of the Architectural Committee. The Architectural Committee shall exercise all discretionary control over design, construction, maintenance and all other matters as set forth more particularly in these Covenants. In addition, the Architectural Committee shall act as a "Homeowners Association" and shall determine the nature and extent of operation, development, maintenance and repairs for common areas, (including park, reservoir, and ditches) streets and roads; it shall also rule on matters relating to the transportation and use of surface irrigation water within the subdivision, and reasonable assessments in conjunction therewith, so long as such rulings shall be consistent with the rules, regulations and statutes of the State of Wyoming pertaining to water.

ARTICLE II

Use and Other Restrictions

(1) Persons Bound by these Restrictions. All persons, corporations, cooperatives, companies, and organizations who now own, or who shall hereafter acquire, any interest in or to the above-described lots in the Subdivision shall be taken and held to agree and covenant with the owners of said lots with their heirs, successors and assigns to conform to the covenants, restrictions and stipulations as to the use thereof and as to the construction of residence and improvements thereon as provided herein.

(2) No lot within the Subdivision shall be used, except for residential purposes, and no buildings shall be erected, altered, placed or permitted to remain on any lot or lots other than for residential purposes with a private attached or semi-attached garage.

(3) Each building on a lot shall have minimum setback distances measured from the lot line to the nearest wall of such structure, as follows:

(a) Front and side setbacks--twenty-five (25) feet.

(b) Rear setback--twenty-five (25) feet.

(4) No building, fence, wall or other structure shall be erected, placed, painted, re-painted, or altered, nor shall there be any substantial change to the landscape on any site, until the plans and specifications for such construction, painting or alteration shall have first been approved by the Architectural Committee as hereinafter defined. Generally modular homes are not to be erected within the subdivision. In no event shall any modular home be erected without the prior written consent of the Architectural Committee.

(5) The ground floor, or main floor living area of all dwellings erected on the lots, exclusive of open porches, breezeways, or garages or carports, shall contain not less than 1,250 square feet; EXCEPT, in the case of a "split-level" dwelling, in which case the ground or lower floors of each portion of the "split-level" shall, in combination, contain not less than 1,600 square feet.

(6) No residence dwelling shall be erected unless it has a private attached or semi-attached garage.

(7) No residence or other building or structure may be constructed except within an approved building area.

(8) No lot within the subdivision shall be subdivided or split, provided that nothing herein shall be read to prevent a purchaser from buying one or more lots upon which he may build.

(9) No structure of a temporary character, a mobile home, trailer, basement, tent, garage, barn or other building shall be built or moved onto any lot at any time and used as a residence or other building, either temporarily or permanently, with the sole exception of temporary structures for construction purposes. No building materials shall be stored on any lot for a period longer than ninety days unless substantial construction of a residence is actually in progress.

(10) Only new construction shall be permitted for all building or residence in the subdivision, and such construction shall be of good quality and appearance and the exterior design shall harmonize with the existing structures in the area.

(11) No gasoline, or other type of fuel should be stored in tanks or containers located above or on the surface of the grounds, with the exception of propane tanks required for heating.

(12) No privately-owned lot or building thereon within the subdivision shall be used for the purposes of any trade or any commercial, professional or manufacturing business of any kind or description. No hospital or church shall be erected within the subdivision.

(13) No portion of the subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such trash, garbage or other waste shall be kept in sanitary containers which are to be housed within enclosures or recessed in the ground. The burning of garbage or trash in incinerators is prohibited, and all containers shall be secure against spillage.

(14) No noxious or offensive activities shall be carried on within the subdivision or upon any lot at any time, nor shall anything be done which may constitute an annoyance or nuisance to any other owner within the subdivision.

(15) No birds, dogs, pets, animals or livestock of any kind shall be kept, raised or cared for on a commercial basis within the subdivision. No swine, cattle, sheep, goats, horses, or other livestock shall be permitted to be kept within the subdivision except with the express written consent of the Architectural Committee. Any dog, cat or other pet which may be kept shall be controlled by the owner thereof so that it shall not become a public nuisance. No pet shall at any time be permitted to run at large, and all pets shall be kept either in the dwelling or in approved enclosures.

(16) No signs, billboards, posters or advertising devices of any kind or character shall be erected or displayed upon any lot except approved signs displayed to identify the occupants of a dwelling or resale signs which shall not exceed four square feet in the area. No fence or hedge or wall of any kind shall be erected or placed upon any lot to extend in front of the front line of the residence without the approval of the Architectural Committee. No fence, living hedges, or wall of any kind or character shall be erected or placed on the front yard setback area of any lot. Fences that are to be erected shall be of quality materials and erected and maintained in such a manner so as not to otherwise detract from the appearance of the property. Fences erected on a common property line should have the approval and endorsement of both property owners prior to construction, whenever possible.

(17) Off-street parking for at least two vehicles shall be provided on each lot. Only motor vehicles capable of being moved under their own power may be parked upon the streets of the subdivision, and they shall remain so parked only for

reasonable periods of time. No street or other open area shall be used for the purposes of dismantling or repairing of any vehicle, and unregistered or inoperable vehicles may be parked and kept only within an enclosed garage.

(18) No trailer, boat, camper or other recreational type vehicle shall be situated or parked on any lot within the subdivision for more than four consecutive days, nor more than twenty days within any calendar year, unless such vehicles or equipment is enclosed in a garage.

(19) No structure on any lots may be inhabited until it has been completely enclosed and substantially completed and sanitary facilities and utilities have been installed.

(20) No excavation except as such may be necessary for the construction of improvements shall be permitted on any lot until such time as the actual construction of the residence or other building is to begin, except that the owner may test for the supply of water and subsoil conditions.

(21) Any and all utilities within the subdivision shall be underground, except during construction.

(22) During the period of construction of any residence or other building upon any lot of the subdivision, the said lot and area shall be kept as neat and orderly as possible. Construction of any residence or other building shall be completed as soon as possible after commencement.

(23) Basketball boards or other sporting equipment shall be attached to the house or garage and not supported on separate posts unless no part thereof extends in front of the front line of the residence.

(24) No television or other communication towers or structures shall be placed in front of the front line of the house, and any such tower or structure which exceeds three feet above the building roof line shall be first approved by the Architectural Committee.

(25) No weeds, underbrush or unsightly growth of plants shall be permitted to grow or remain upon any lot in the subdivision, and all lots shall be kept mowed and clear of any trash, debris or waste.

(26) No septic tanks or cesspools shall be allowed within the subdivision. Sewage disposal shall be accomplished through the use of aerobic micro-organism type disposal units, which meet the National Sanitation Foundation criteria for extended aeration sewage treatment plants.

(27) There shall be no fishing, hunting, discharging of firearms or fireworks within the subdivision, without prior written permission of Declarants or their successors and assigns.

(28) No outside illumination equipment or fixtures which will be detached from the residence or garage shall be constructed unless attached to a post or pole which shall not exceed eight feet in height, and which post or pole shall conform to the general architectural plan of the residence. All connections for such detached illumination devices or fixtures shall be underground.

(29) Additional restrictions or covenants not in conflict with the covenants herein may be made by appropriate provision in any contract or deed for the sale or conveyance of a lot, and such additional restrictions shall inure to the benefit of and be binding upon the parties in the same manner as they have been expressed herein.

(30) In the event either public water or public sewer facilities are extended to the subdivision, the owner of any residential dwelling already constructed, or the purchaser of a lot who is building a residential dwelling, shall hook on to the public water or public sewer facilities at his own expense.

(31) A purchaser of any lot or lots within the subdivision shall commence construction of a residence within two years of the date of purchase of the lot or lots and such residence shall be completed within one year after commencement of construction. In the event of the failure of the purchaser to abide by both these deadlines, Declarants, their successors and assigns, shall upon ten days' notice unto the purchaser have the right to retake possession of the premises and if construction has not yet been commenced pay the purchaser the original purchase price for the lot; in the event construction has commenced but is substantially incomplete, to retake possession of the premises and pay the purchaser the original purchase price for the lot less the reasonable cost of removal of such construction, backfill, foundations or any other work required to return the lot to its original condition.

ARTICLE IV

Water

(a) Domestic wells shall not be used for irrigation or sprinkling. Only adjudicated irrigation water may be used for irrigation or sprinkling purposes within the subdivision.

(b) All irrigation water adjudicated to the lands described in Exhibit "A" to these Covenants, including all water transported by private or incorporated ditches, which Declarants have the right to use and apply shall be divided on a prorata basis, and shall be delivered to the Architectural Committee which shall cooperate with each individual lot owner in conveying to such lot owners their prorata share of such water. The share available for use for each given lot within the subdivision shall be determined by applying to the total amount of available water a fraction the denominator of which is the total number of irrigated acres within the subdivision for which water rights have been adjudicated, and the numerator of which is the

total number of irrigated acres within the given individual lot. The common areas and parks within the subdivision shall likewise be entitled to their prorata share of such water.

(c) The Architectural Committee shall, in accordance with Article V, levy assessments against the individual lots and lot owners for water, for the use of water, for the transportation of water, and the maintenance of all transportation facilities, and for the expenses incurred in conjunction with the distribution of such water, which assessments shall include all costs of the Architectural Committee obtaining the necessary water, maintaining ditches, distributing the water, and shall include all other costs in incidental thereto. The assessments thus levied shall be made on the same prorata basis used for the distribution of water to individual lots.

ARTICLE V

Assessments

(A) Regular Assessments. The owner of any single-family lot or lots shall be obligated to pay and shall pay unto the Architectural Committee water assessments as set forth in the foregoing Article IV, together with the overhead assessment for maintenance and repair of all of the common ground and recreation facilities, as well as for street maintenance. The assessment shall be determined by dividing the costs equally between the owners of each single-family dwelling.

(B) The Architectural Committee shall have the power and authority to determine all matters in connection with assessments, including assessment for maintenance of all common areas, streets and roads, and including the power and authority to determine where, when and how assessments shall be paid to the committee and each lot owner shall be required to comply with any such determination.

(C) Time for Payments. The amount of any assessment, or the other amount payable with respect to any lot shall

become due and payable thirty days after notice that such amount shall have been given by the Architectural Committee to such lot owner, or at such later time as may be specified by the Committee. Any amount shall bear interest at the rate of twelve (12%) percent per annum from the date due and payable.

(D) The committee shall have a lien against each single-family lot, in order to secure the payment of any assessment plus interest from the date due and payable, plus all costs and expenses of collecting the unpaid amount, including reasonable attorney's fees. The lien may be foreclosed in the manner for foreclosures of real estate mortgages in the State of Wyoming.

(E) No substantial improvements shall be undertaken in the common areas for the construction of which owners are to be assessed, without the consent of sixty percent of all owners of a single-family lots.

ARTICLE VI

General Provisions

(A) Enforcement. Declarant and its successors shall have the sole and exclusive right and authority to determine compliance with the covenants contained herein, and allocate and assess the costs for the improvement, maintenance and repair of the common areas. Upon the violation of any covenant, or upon the failure to pay any assessments, a written notice of such violation or failure shall be directed to the violator who shall then have ten (10) days after receipt of the said notice to correct the violation or pay the assessment due. If said violation is not so corrected or payment is not made, Declarant or its successor, may re-enter and take possession of the violator's premises and correct the violation and charge all costs of such correction

to the Owner. In addition, damages may be assessed against the violator at the rate of \$25.00 per day for each day the violation continues after the ten-day notice. In the event suit is required to collect any sums due, or to enjoin the violation of any of the covenants contained herein, violator, in addition to any of the other penalties provided herein or which may be assessed by a Court, shall be liable for all attorney's fees and costs incurred by Owner or its successor in bringing such action.

(B) Severability. Invalidation of any one of these covenants or restrictions by Judgment or Court Order shall in no way effect any other provisions which shall remain in full force and effect.

(C) Amendment and Duration. The covenants and restrictions of this Declaration shall run with, and be binding upon, the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. This Declaration may be amended at any time by an instrument signed both by the owners of not less than seventy-five (75%) percent of the total lots within the complete subdivision and by seventy-five (75%) percent of the individuals who own lots within the subdivision, and all such amendments must be recorded in the office of the County Clerk of Sheridan County, Wyoming.

(D) Successors and Assigns. This Declaration shall be binding upon and shall inure to the benefit of the Association and each owner, and the heirs, personal representatives, successors and assigns of each of them.

IN WITNESS WHEREOF Declarants have executed this Declaration the day and year first-above written.

LARRY PEDERSON

BEVERLY PEDERSON

DOUGLAS L. OTTESON

MARY OTTESON

MIKE ALLEN

By: William D. Thoren
William D. Thoren
Attorney in Fact

STATE OF WYOMING)
County of Sheridan) ss

The foregoing instrument was acknowledged before me this
20 day of June, 1979, by Douglas L. Otteson and Mary Otteson.

WITNESS my hand and official seal.

Emily Block
Notary Public

My Commission expires: August 7, 1981

STATE OF WYOMING)
County of Sheridan) ss

The foregoing instrument was acknowledged before me this
20 day of June, 1979, by Larry Pederson and Beverly Pederson.

WITNESS my hand and official seal.

Emily Block
Notary Public

My Commission expires: August 7, 1981

STATE OF WYOMING)
County of Sheridan) ss

The foregoing instrument was acknowledged before me this
20 day of June, 1979, by William D. Thoren, Attorney in Fact
For Mike Allen.

WITNESS my hand and official seal.

Emily Block
Notary Public

My Commission expires: August 7, 1981

Schedule A

Commitment No.	Effective Date of Commitment:
073-S	May 2, 1977 8:00 a.m.
Your No.:	
Prepared For:	

Inquiries Should be Directed to:

1. Policy or Policies to be issued:

Amount

(a) ☒ ALTA Owners Policy - Form B - 1970

\$ 186,000.00

Proposed Insured: Douglas L. Otterson & Mary Otterson, husband and wife, an undivided 1/2 interest & Beverly Pederson & Larry Pederson, husband and wife, an undivided 1/2 interest.

(b) ☐ ALTA Loan Policy 1970

\$ _____

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Niko Allen

4. The land referred to in this Commitment is located in the County of Sheridan
State of Wyoming and described as follows:

See Attached Exhibit "A"

Exhibit "A"

COMMITMENT NO.

073-S

Subordinate A - (Continued)

A tract of land situate in the NW $\frac{1}{4}$ of Section 22 and the NE $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West of the 6th Principal Meridian, County of Sheridan, State of Wyoming, described as follows:

Beginning at a point 30 feet S. 0° 06' West of a point which is S. 89° 38' West 1730 feet from the North Quarter corner of said Section 22; thence S. 0° 06' West 871.2 Feet and N. 89° 38' East 500 Feet to a point, thence S. 0° 06' West a distance of 1628.8 feet; thence S. 89° 38' West a distance of 1345 Feet; thence N. 0° 06' East a distance of 600 Feet; thence S. 89° 38' West a distance of 732.5 Feet; thence N. 0° 06' East a distance of 700 Feet; thence N. 13° 43' East, a distance of 1230 Feet to a point on the South Right-of-Way line of the County Road; thence N. 89° 39' East, along said Right-of-Way line a distance of 1292.5 Feet to the point of beginning.

EXCEPTING and reserving from the foregoing described lands a tract of land situated in the NW $\frac{1}{4}$ of Section 22 and the NE $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at the North $\frac{1}{4}$ corner Section 22, Township 55 North, Range 84 West, thence S. 89°06'16" W, a distance of 3,016.3 feet to the N/W corner of Calvin Folkins property (Book 157, Page 497), and the N/E corner of the property of James H. McLain (Book 150, Page 467) also the point of beginning this description a 5/8" rebar on the southerly right-of-way of a county road; thence N 89°57'07" E, a distance of 526.22 feet to a 5/8" rebar; thence S 04°17'29" W, a distance of 370.31 feet to a 5/8" rebar; thence S 85°44'49" W, a distance of 599.22 feet to point on the west property line of Calvin Folkins, a 5/8" rebar in a fence line; thence N 13°30'38" E, along said west property line of Calvin Folkins, a distance of 424.00 feet to the point of beginning.