

582

STATE OF WYOMING     )  
                                  ) ss.  
COUNTY OF SHERIDAN    )

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

THIS THIRTEENTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 29<sup>th</sup> day of September, 2005, 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, 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 Thirteenth Supplementary Declaration of Covenants, Conditions and Restrictions for the Powder Horn ("the Additional Property"), which property represents Powder Horn Ranch PUD Block T;

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 Planned Unit Development, Block T, 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 Thirteenth 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.

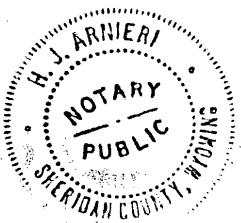
County of Sheridan )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of September, 2005, 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: Oct 23, 2008



**LEGAL DESCRIPTION  
POWDER HORN RANCH P.U.D.  
BLOCK T  
11.59 ACRES**

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N81°28'55"E, 1740.95 FEET FROM THE EAST SIXTEENTH CORNER OF SECTIONS 33 AND 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE RIDGE DRIVE; THENCE N51°47'26"E, 151.07 FEET; THENCE S71°17'38"E, 553.70 FEET; THENCE S16°55'15"E, 928.66 FEET; THENCE S00°25'32"W, 341.26 FEET; THENCE S80°54'10"W, 202.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWDER HORN ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID POWDER HORN ROAD THE FOLLOWING COURSES: N00°25'32"E, 218.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 746.63 FEET, AN ARC LENGTH OF 805.73 FEET, A DELTA ANGLE OF 61°49'50", WITH A CHORD LENGTH OF 767.19 FEET BEARING N30°29'23"W; THENCE N61°24'18"W, 267.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 147.87 FEET, A DELTA ANGLE OF 11°00'11", WITH A CHORD LENGTH OF 147.64 FEET BEARING N55°54'13"W TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EAGLE RIDGE DRIVE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID POWDER HORN ROAD AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EAGLE RIDGE DRIVE THE FOLLOWING COURSES: N41°27'31"E, 41.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 175.00 FEET, AN ARC LENGTH OF 243.33 FEET, A DELTA ANGLE OF 79°40'04", WITH A CHORD LENGTH OF 224.20 FEET, BEARING N01°37'29"E TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 11.59 ACRES, MORE OR LESS;