



2021-766716 2/24/2021 3:52 PM PAGE: 1 OF 15
 FEES: \$54.00 1H DECLARATION OF COVENANTS
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

**DECLARATION OF PROTECTIVE COVENANTS,
 FOR THE Woodland Meadows Minor SUBDIVISION**

THIS DECLARATION OF PROTECTIVE COVENANTS, (this "Declaration") is made this 23rd day of February, 2021, by Woodland Park LLC, a Wyoming Limited Liability Company (hereinafter referred to as "Declarant").

RECITALS

A. Declarant is the owner of that real property (the "Property") described in Exhibit A of this Declaration, which is a subdivision known as "Woodland Meadows Minor Subdivision". These covenants are for Lot 2 and Lot 3 only. The remainder of the lots in the Woodland Meadows Minor Subdivision are not restricted under these covenants.

B. Declarant desires to assist favorable residential living and recreation, while preserving the highly attractive topographical features of the subject property and proposes to establish and implement plans for residential living. Declarant desires to impose these restrictions on the subject property, yet retain reasonable flexibility to respond to changing or unforeseen circumstances so as to control and maintain the quality and standards of the Woodland Meadows Minor Subdivision, similar to the adjoining Woodland Park Subdivision.

C. Declarant is adopting this Declaration for the benefit of both of the Lots in Woodland Meadows Minor Subdivision, such that Lots may be held, transferred and used only in a manner consistent with this Declaration, which shall run with the land and be binding with all parties having any right, title and interest in the property, and their successors and assigns.

COVENANTS

NOW, THEREFORE, Declarant hereby declares that the real property and such subdivision additions thereto as may hereafter be made is and shall be held, transferred and occupied subject to the covenants, conditions, restrictions, easements and liens (collectively the covenants) set forth in this instrument.

**ARTICLE I
DEFINITIONS**

1.01 The following words when used in these Covenants shall have the following meanings:

Declarant refers to Woodland Park Subdivision, LLC, which is the owner and developer of Woodland Meadows Minor Subdivision.



- **Dwelling** shall mean any building or unit located on a lot intended for shelter and housing.
- **Dwelling Accessory Building** shall mean a subordinate building or a portion of a dwelling, the use of which is incidental to the dwelling and customary in connection to that use.
- **Exhibit** - an attachment to either the covenants or design standards and incorporated therein.
- **“Living Area”** shall mean that portion of a dwelling which is enclosed and customarily used for dwelling purposes and having not less than six feet (6') of headroom, but shall not include open porches, open terraces, breezeways, attached garages, carports or dwelling accessory buildings. It shall include those areas of the building, which are no more than 3½ feet below the exterior grade and considered as living area by the City of Sheridan Engineering Department.
- **“Lot”** shall mean lot of land described by a block and lot number on any Woodland Park Subdivision Map of the property, together with any improvements thereon.
- **“Maintenance”** shall mean exercise of reasonable care of buildings, roads, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original developed condition, normal wear and tear accepted.
- **“Maintenance of Landscaping”** shall mean the exercise of generally accepted lawn and garden management practices necessary to promote a healthy weed-free environment for optimum plant growth.

A Manufactured Home is a residential structure built in a factory setting, constructed under the guidelines of the HUD Code. The HUD Code is a performance code, that is, the code requires the structure to perform to a specific specification. Manufactured homes will not be allowed in the subdivision.

- A HUD code Manufactured home will have a red HUD Seal attached (small rectangle) to the left lower corner of the front of the home (opposite the transport hitch end). Both halves of a double section home will have the seal.
- HUD code homes are built on a massive steel support frame. 4 huge steel I-beams (under a double section) with cross members and outriggers. A manufactured home is designed to be fully supported by the steel frame on a foundation approved by the manufacturer.
- **Modular Homes** are homes built to the building code of the State in which the home is to be sited. Modular homes are sometimes referred to by their code, example “Boca” OR “UBC”. Modular homes may look exactly like their sibling manufactured home, or they may look entirely different. Some modular homes are indistinguishable from elaborate site built homes. Modular homes can be built on a manufactured home type steel frame or transported to the building site on a steel carrier, then lifted off the steel, and moved into the concrete and site installed steel foundation. Modular homes are typically more expensive than a manufactured home, and thus appraise higher. Only modular homes,



component homes and site built homes will be allowed in the subdivision. No manufactured homes will be allowed.

- **"Owner"** shall mean record owner(s) whether one or more person(s) of the fee simply title to, or the contract purchaser of any lot situated upon the Properties, but shall not mean or refer to any holder of debt or mortgage unless such holder has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.
- **"Property"** - shall mean and refer only to lots 2 & 3 in the platted Woodland Meadows Minor Subdivision
- **Roads and Easements** shall mean and refer to all roads, streets and easements shown on the recorded plat of the Woodland Meadows Minor Subdivision.

"Single-family" shall mean one or more persons each related to the other by blood, marriage or adoption, or a group maintaining a common household in a dwelling. In any event HUD standards shall determine the definition of family and the subdivision shall comply with HUD regulations. The subdivision shall not define the family unit.

- **"Story"** shall mean that portion of building including between the surfaces of any floor and the surface of the floor next to above, or if there is no floor above the space between the floor and the ceiling next above.
- **"Structure"** shall mean any building or other improvement erected or constructed, the use of which requires more or less permanent location on or in the ground, or attached.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

2.01 Property. Only lots 2 & 3 of the Woodland Meadows Minor Subdivision, located in the County of Sheridan, State of Wyoming are subject to these covenants.

2.02. Additions to Property. Additional land(s) may become subject to this Declaration, if declarant wishes any additional phases of new subdivisions to join in on the same covenants and building standards. The addition would require a recorded document from the Declarant to be filed at the courthouse.

No one-story dwelling shall be constructed having less than 1050 square feet of living area. No bi-level dwelling shall be constructed having less than 1,400 square feet of living area. No two-story dwelling shall be constructed having less than 1,400 square feet of living area. One and one half story dwellings must have at least 700 sq ft on the main and one half-story above making for at least 1050 sq. ft. total.

Any single family dwelling constructed must have a 5:12 or steeper pitch for roof slope and a front elevation that has an architectural feature or front porch so that an even simple design has curb appeal and is compatible with other dwellings in the area. It is suggested that the front elevation include a roof design with various breaks created by eaves or overhangs, consideration of window size and placement, and an appealing exterior style and finish. Eaves must extend a minimum of



sixteen inches (16") beyond the exterior siding and an architectural element applied to the front or end.

- (c) Garages need not be constructed, but a concrete pad large enough to permit at least two vehicles for parking must be created. If there are more vehicles in the household, an additional parking pad for each vehicle shall be constructed. There shall be no on street parking in front of any dwelling. The reasoning for this is that if cars are parked on the street, then children can run out between the vehicles and have a chance of being struck by oncoming traffic. A minimum of an attached carport is encouraged. Any detached garage must be at maximum the height of the dwelling and the same basic design and detail and materials as the principal dwelling. If detached, it must not obstruct the view of adjoining properties and be a maximum of the designated height of dwelling if not designated on lot. No detached garage shall exceed twenty-five feet (25') in height. Garage doors may be wood, wood composition, insulated panel, or heavy-gauge metal panel; lightweight hollow metal overhead doors, which are vulnerable to damage from even moderate potential impacts (such as a basketball), will not be allowed. Garage doors shall be painted or stained to blend appropriately with the approved color scheme of the residence.
- (d) Any dwellings, which appear too similar or identical in the front elevation to adjacent homes, shall be modified slightly to appear differently.
- (e) Television, radio and other communication antennas or any satellite system (24" maximum diameter) accepted by the Declarant shall be placed upon the rear of any Dwelling roof. No external wind generators shall be erected. All lines or wires shall be buried in conduit. Any roof exhaust systems except for chimneys accepted by the Committee shall also be placed upon the rear of any dwelling roof.
- (f) Only approved fences shall be permitted upon any lot. The fences shall not exceed five feet (5') in height and shall be placed ten (10) or more feet behind the front property line. The city's current rules prohibit front fences from exceeding 4 feet. Fences or privacy walls may be constructed of brick or stone masonry, stucco or over concrete masonry, wood board "cedar or redwood," split rail, natural log, ornamental iron, chain link or tasteful combinations thereof. Wire fencing is prohibited except along the bottom interior of any wood fence to contain small pets. Wood fences may be treated posts with three poles or double faced so that stringer and post are partially concealed: woods slats shall be of cedar or redwood, four to eight inches wide, installed vertically or horizontally. Wood fences must have a continuous horizontal wood cap, uncapped slat ends will not be allowed. Fences may be left natural with linseed oil base preservative application or be stained or painted. There shall be no log slab fencing. Structural retaining walls may not exceed above grade height of five feet. Multiple terrace retaining walls must be utilized with the overall height of retained earth meeting city regulations. Retaining walls may be constructed of cast concrete, or engineered brick or concrete masonry; however, all exposed walls services and edges must be treated with approved finish, such a brick or stone veneer, painted stucco, or split face texture with custom color so as to



blend unobtrusively with its natural surroundings. All retaining walls must include suitable drainage systems and weep holes to relieve ground water and hydrostatic pressure. Dry stack retainage wall of native stone does not require supplemental facing or finish. All stack retaining walls over two feet in height must slope against the grade a minimum of 4:1 (one foot back for each four feet in height). Dry stack retaining walls must not be subject to watershed runoff.

- (h) Free standing or wall-mounted basketball backboards are allowed, subject to the Declarant approval. Basketball bouncing shall not commence before 8:30 am and cease by 8:30 pm.
- (i) All pools and spas must be constructed clear of all required setbacks and in accordance with City of Sheridan regulations. All pools must be fenced and all spas skirted with related equipment screened from view. Portable pools must be kept in back yards and not in view of streets.
- (k) Access driveways and other areas for vehicular use on a Lot must have a base of compacted gravel, crushed stone, or other approved base material and paved with asphalt, concrete, or other materials approved by the Committee. Driveways must be completed prior to occupancy unless prior approval is received from the Committee. Access aprons must be constructed prior to excavating the foundation to protect the sidewalk and curbing. If the sidewalk or curbing is substantially compromised or needs repair, it is the responsibility of the lot owner.

Mechanical Equipment:

Roof mounted mechanical equipment is prohibited. Any exterior mechanical equipment must be wall, or ground mounted adjacent to residence. Wall/window mounted equipment must be painted to blend unobtrusively with the adjacent wall material; ground mounted equipment must be enclosed by walls or fencing or landscaping of sufficient height and density to screen the equipment from view and buffer sound as well.

Outdoor Storage:

Outdoor areas housing trash containers, clotheslines, maintenance and service equipment such as lawnmowers, etc., overflow storage shall be screened from all adjacent properties by a wall or fence conforming to Development Standards.

Signage:

Signs shall not be displayed on any lot or any common area except that:

- (a) Each general contractor, during a major addition to an existing home or during active construction period of new home until a contract sale is executed, may displace a



single construction sign, no larger than four square feet, in accordance with these standards.

- (b) Individual lot Owners may display a single tasteful "For Sale" sign, no larger than four square feet. If the Design Review Committee deems any sign to be inappropriate, the Declarant decision shall be final.
- (c) Signs indicating security protection will be permitted, with the consent of the Declarant, provided that such signs are ground or wall mounted, no larger than one square foot, limited to two per lot (one-for the front yard and one for the rear yard);
- (d) Signs for temporary single events, such as a garage sale sign may be permitted for up to one week.
- (e) All signs, regardless of type, are subject to the approval of the Design Review Committee for style design, color, test, location, and duration of exhibit.
- (f) All home business signs or family name signs must not exceed 2' square and must be attached to the dwelling.

Lighting:

Street lighting will be installed in accordance with City regulations by the Declarant. Owner may erect supplement lighting in accordance with their landscaping plan provided that such lighting does not result in excessive glare toward the street and neighboring properties. All exterior lighting must be of a low-level subdued intensity and is subject to approved Declarant.

Foundations:

Foundations must harmonize and compliment the dwelling. Permanent, solid foundations are required. Simple skirting or false blocking will not be allowed. The City of Sheridan building standards must be followed. No straw or alternative systems will be allowed without written approval by Declarant.

Exterior Materials:

- (a) Vinyl, aluminum, steel, and wood or fiber composition products, stucco, etc. will be allowed. Quality plywood composite applications will be allowed providing that panel runs and trim configurations must be carefully planned to avoid a proliferation of intermediate seam covers. Prefinished siding products must have a low-gloss wood-

grained finish; wood and/or fiber composition products, must possess a porous wood- grained texture suitable for the application of stain or paint.

- (b) The use of textured masonry block as an exterior finish material will be considered on a case-by-case basis, and should be limited to accent applications on the building façade. Masonry grouts would be of a non-contrasting color to blend unobtrusively with its masonry counterparts. Simulated or cultured stone will be allowed. The stucco may be used as an accent material, or may be considered for use as the predominant exterior finish material, in tasteful combination with other allowed materials, when warranted by the particular design style of the submittal. The Declarant on a case-by-case basis shall determine the extent of stucco, which is acceptable.
- (c) The aesthetic merits of any combination of exterior materials are subject to review and approval by the Design Review Committee in order to maintain the architectural integrity and consistent visual esthetics of a community of homes.

Roofs:

As previously stated, all residences will have pitched roofs with the exception that up to one-third (1/3) of the horizontal roof area may be flat.

- (a) Allowable sloped roof forms include gable, hip, Dutch-hip, gambrel, or shed (in contemporary styles, or in combination with other traditional roof forms). Geodesic domes, mansard roofs, earth sheltered (sod roofing) and A-frames are prohibited. All portions of flat roofs must be screened by perimeter parapet walls.
- (b) Allowable roofing materials include fire retardant wood shakes or shingles, slate, flat concrete or clay tiles, nonreflective metal roofing with standing seams or battens, or premium dimensional asphalted shingles all meeting the City of Sheridan Building Ordinances.

The use of any type of barrel or "S" tiles, asphalt roll roofing (except on limited flat roof elements), reflective metal roofing or roofing accessories, is prohibited.

- (c) All exposed metal on the roof (except for approved prefinished products), including, but not limited to, flashing, vent pipes, spark arresters, chimneys, ridge or eave vents, and skylight frames, shall be primed and painted to blend unobtrusively with adjacent materials.
- (d) All roof forms, both pitched and flat, are subject to the height limitations described herein.

Chimneys, Outdoor Fires, and Fireplaces:

Chimney elements are subject to the same material limitations described herein; freestanding exposed chimney pipes will not be allowed, except for the rare exception as an element of a contemporary design style.



- (a) All chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor, including chimneys for outdoor fireplaces. Open outdoor fire pits are prohibited; barbecues are permitted, provided they are lidded cookers.
- (b) Wood burning stoves, and fireplaces are allowed. Coal burning is prohibited.

Exterior Colors:

The color combination of exterior materials should generally be subtle and tasteful to blend with the neighborhood and landscape. However, brighter accent colors which are used judiciously and with restraint may be permitted. Traditional white, muted pastels, beiges, earth tones and grays are acceptable exterior wall colors. Colors approaching the primary range (red, blue and yellow) are discouraged, as are drastic contrasts in value (light to dark). Extreme contrast in colors of individual masonry units or between masonry units and their grout matrix should be avoided. Roofing materials should be of natural or medium to darker tones, avoiding bright whites, bright colors, light pastels, or highly reflective metal surfaces.

All color schemes must be approved by the Declarant prior to their application to any portion of a residential structure. It is the intent of the Board to preclude the use of colors that would appear to be inconsistent or not harmonize with the neighborhood.

Windows, Doors, and Skylights:

Highly reflective glazing material and reflective sun screening films are prohibited for use in windows, glazed doors, skylights, or for other exterior applications. Vinyl windows and applications will be allowed.

Building Projections:

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, mail boxes, porch railings and exterior stairways shall match the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials. All building projections must be contained within the building setbacks.

Solar Applications:

Passive solar design is encouraged. Active solar applications can result in excessive reflective glare, and would only be approved by the Declarant if the hardware is sufficiently integrated into the structure or landscaping of a lot so as to appear unobtrusive from any other lot or property.



Photovoltaic and Wind Energy:

Systems relying on renewable energy are allowed provided that appurtenances are camouflaged. Alternative energy systems must be reviewed for aesthetic compatibility and approved by the Declarant. No external wind generators or ham radio towers shall be erected.

Mailboxes

The US Postal Service will deliver mail to central banks of mailboxes for homeowners.

(f) ARTICLE 3 GENERAL RESTRICTIONS

Quality of Structures:

It is the intention and purpose of this Declaration to ensure that all Structures shall be quality of design, workmanship and materials, which are compatible and harmonious with the natural setting of the area and other structures within Woodland Meadows Minor. All Structures shall be constructed in accordance with applicable City of Sheridan building codes and with more restrictive standards that may be required by the Declarant.

Nuisances:

No noxious or offensive activity shall be carried on, in or upon any premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No outdoor lights that provide excessive illumination of adjacent lots shall be used on a routine basis. No plants or seeds or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot. It shall be the responsibility of each Owner to maintain his Lot free from accumulation of debris and from the overgrowth thereof of weeds and noxious vegetation. No burning of refuse shall be permitted outside any Dwelling.

Temporary Structures:

No trailer, mobile home, recreational vehicle, tent, shack, garage, barn, Dwelling Accessory Building, outbuilding or other structure, and no temporary building or structure of any kind shall be used for a residence, either temporary or permanent, except as otherwise permitted herein or in any applicable Supplemental Declaration. However, the occasional, temporary use of motor homes or travel trailers for extra space when there are guests or in emergencies shall be permitted; provided the

vehicle is parked off street on a suitable surface and shall not be parked for more than ten (10) days in any calendar year. Temporary structures used during the construction of a structure shall be on the same Lot as the Structure and such temporary structures shall be removed immediately upon completion of construction.

Mobile Homes:

No mobile home shall be permitted upon any Lot at any time. This restriction shall not prevent the temporary parking and occasional use of a camping trailer or motor home in accordance with the provisions above, so long as the unit is parked on a suitable surface and is not a permanent residence.

Controls Applicable During Construction:

Each owner shall be responsible for the conformance with all such rules by the Owner's builder and contractors:

- At all times during the construction period, a trash dumpster shall be located on the site and all construction debris shall be placed in dumpster. The dumpster shall not be dragged or do any damage to the asphalt in the street, curb or sidewalk. Any damage shall be repaired by the homeowner. Any and all construction debris shall be picked up by the homeowner or contractor and not allowed to be carried outside the lot by the wind. The roads shall be kept clean at all times. Any dirt or debris which is deposited on any road or other lot by any vehicle entering or leaving the Owners' site shall be cleaned and removed immediately.
- Building materials shall be stacked neatly on the site and shall not be stored on adjoining property. Adjoining property shall be restored if damaged.
- All equipment which is used in excavating or construction and which is not rubber-tired, rubber tracks or street pads shall only be loaded or unloaded within the boundary lines of each respective lot where excavating or construction is being performed and may not cross sidewalks, curbs or asphalt.
- Proper and adequate barricades shall be provided for protection of any open excavation, formed and/or poured foundation wall prior to back-filling and/or completion of first floor, horizontal openings in any floor (such as stair-wells) prior to the completion of proper railings, stairs or other uses.
- Any construction undertaken on any lot shall be continued with diligence toward the completion thereof and construction of any dwelling shall be completed within one (1) year from commencement of construction, except that such period may be extended for a reasonable time by reason of act of God, labor disputes or other matters beyond the Owner's control. No structure shall be deemed completed until installation of approved landscaping.

Lot Appearance:

No person shall accumulate or store on his Lot junked, inoperable, unregistered, derelict or abandoned vehicles, or boats, trailers, horse trailers, heavy trucks, equipment or machinery, litter, refuse or other unsightly materials. Garbage shall be placed in receptacles provided therefore, and if located outdoors shall be properly screened.

Pet Control:

No animals other than inoffensive common domestic household pets such as dogs and cats shall be kept on any Lot. Each Residential Owner shall be required to clean up any feces or defecation produced by such pets on their property so not to become a odor nuisance to neighbors, and shall be strictly liable for all damage or injury caused by such pets. Owners are also responsible for picking up their animal's debris when walking on the common areas and city rights of way. And all pets shall be required to be kept inside the Residential Owner's dwelling or garage from 10:00 o'clock p.m. until 6:00 o'clock a.m. unless they are walking such pets on a leash, confined to deck area, or restricted on patio areas. At all times, owners shall prevent dogs from creating a barking nuisance or other nuisance and must not allow any animal out of the dwelling unless the owner is in the animal's presence outside the dwelling.

Vicious animals which threaten people or other pets shall not be permitted. Vicious, threatening or nuisance animals shall be permanently removed from the Properties immediately upon request of the Declarant which shall have authority to determine, in its sole discretion, which animals are vicious, threatening, or a nuisance.

Easements Reserved with Respect to Lots

Easements under and through each Lot are dedicated to the public and reserved for utilities and access as so noted on the plat. Declarant reserves the right to ingress and egress as reasonably necessary to exercise such easements as follows:

- (a) To the extent that utility easements are not shown on any Woodland Park Subdivision, LLC lot or plat, then a 5-foot strip running along side Lot lines, front Lot line and rear Lot line of dwelling Lots, contained by setback lines, is reserved for drainage, the installation and maintenance of utility facilities, and incidental usage related thereto.
- (b) The Owner shall not place any structure on any easement or setback area and shall be responsible for maintaining the easement. Any damages caused by an easement user of right to the easement shall be repaired and restored by such user.
- (c) No Owner shall have any claim or cause of action, except as herein provided, against Declarant, and the Design Review Committee or its successors, assigns, or licensees arising out of exercise or non-exercise of any reserved easement except in cases of willful or wanton misconduct.

Motor Vehicles

No unlicensed vehicle, trailer, recreational vehicle, motorcycle, all-terrain vehicle, snowmobile, boat or other powered assisted vehicle shall be stored on any Lot except within the garage erected upon the Lot.

Garbage.

No garbage or trash shall be kept, maintained or contained in any Lot so as to be visible from another Lot or the Common Areas. No incinerators shall be kept or maintained in any Lot. No refuse pile, garbage or unsightly objects shall be allowed to be placed, accumulated or suffered to remain anywhere on a Lot. Fully enclosed trash containers may be set out for a maximum of two days for pickup.

Safe Condition.

Without limiting any other provision in this Section, each Owner shall maintain and keep his Lot at all times in a safe, sound and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other Owners, Members or other Persons of their respective Lots or the Common Areas.

Rental of Lots.

An owner who leases his Lot to any Person shall be responsible for assuring compliance by his lessee with all of the provisions of this Declaration, the Articles, Bylaws, Rules, or Development Standards, all as amended and supplemented from time to time, and shall be jointly and severally responsible for any violations by his lessee thereof.

Off-Road Vehicles.

Motorcycles, snowmobiles, all-terrain vehicles, or other off-road vehicles are prohibited on all Common Areas and must be properly licensed to travel on paved roads. Any use of off-road vehicles on paved roads will be for normal transportation use and not for recreational purposes.

Police Power Easement.

With respect to the Common Areas and easements, the City of Sheridan, and all other governmental agencies and authorities shall have full rights of ingress, egress, regress and access for personnel and emergency vehicles for maintenance, police and fire protection, drainage and other lawful police powers designed to promote the health, safety and general welfare of the residents within the Property.

Water Rights.

All water rights are being retained by the declarant, with the exception of any water wells on their respective lots.

Re-subdivision.

The erection of more than one dwelling per lot or the re-subdivision of the lots is prohibited unless approved by the original declarant in order to implement the overall design for the project.

Deviations from Covenants and Restrictions.

The original declarant, or their heirs and assigns of the remainder of the lots in Woodland Meadows subdivision may enforce these covenants by law, to the extent they may be damaged by any severe violation of the rules and any financial effect it would cause their adjoining property.

Severability, invalidation of any one of these covenants or building declaration by judgment or court order in no way shall effect any other provision, which shall remain in full force and effect.

In witness whereof, Woodland Park LLC, being the Declarant herein, has caused this instrument to be executed the day and year first above written.

MISCELLANEOUS

12.01 Amendments or Modification. This Declaration may not be revised, amended or supplemented except pursuant to a written, recorded amendment as follows:

- (a) The Owners may, at any time after the recording of this Declaration, modify any of the provisions of this Declaration or any supplemental Declaration by recorded Supplemental Declaration, to further the purposes set forth in Section 1.1, upon the vote of the Owners of 100% of the Lots within the Properties.

IN WITNESS WHEREOF, Woodland Park, LLC, being the Declarant herein, has caused this instrument to be executed the day and year first above written.

Woodland Park, LLC

By:

Phyllis J. Fleming
Phyllis J. Fleming

Jane P. Clark
Jane P. Clark

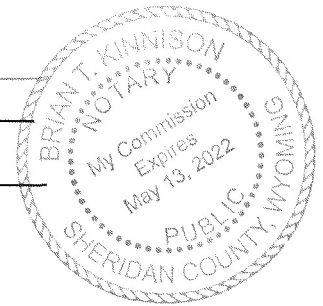
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 23rd day of Feb., 2021, by Phyllis J. Fleming, as member of Woodland Park LLC.

WITNESS my hand and official seal.

Notary Public [Signature]

My Commission Expires: 5-13-22



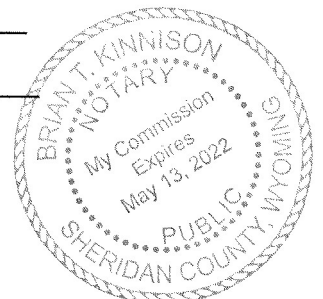
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 23rd day of Feb, 2021, by Jane P. Clark, as member of Woodland Park LLC.

WITNESS my hand and official seal.

Notary Public [Signature]

My Commission Expires: 5-13-22





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT A
LEGAL DESCRIPTION**

**Lot 2 and Lot 3, of the Woodland Meadows Minor Subdivision, A Subdivision in Sheridan
County recorded February 16, 2021 at Plat W, No. 80.**

NO. 2021-766716 DECLARATION OF COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801