

DECLARATION OF DEVELOPER AS TO  
ENFORCEMENT OF PARAGRAPH 5 OF  
THE RESTRICTIVE AND PROTECTIVE  
COVENANTS OF WARRANTY DEEDS OF NORTH FORK  
SUBDIVISIONS NOS. 1, 2, 3, 4, 5, 6, 7, and 8

WHEREAS, various lots within North Fork Subdivision Nos. 1, 2, 3, 4, 5, 6, 7, and 8 have been conveyed by Warranty Deed by William A Sanders, by his predecessors, Vernon Sanders, Mary E. Sanders, Lee Sanders, and Mary Sanders, and by William A. Sanders as attorney in fact for his predecessors Vernon Sanders, Mary E. Sanders, Lee Sanders, and Mary Sanders, all of whom shall be referred to herein as "Developer"; said Warranty Deeds contain certain "Restrictive and Protective Covenants"; and

WHEREAS, the undersigned William A. Sanders is successor in interest as "Developer" of North Fork Subdivisions Nos. 1, 2, 3, 4, 5, 6, 7, and 8 and desires to relinquish the enforcement of Paragraph 5 of the "Restrictive and Protective Covenants" of those Warranty Deeds in certain circumstances as set forth herein and desires to retain enforcement of Paragraph 5 in certain other circumstances as set forth herein, and the undersigned Nadine Sanders is wife of William A. Sanders;

WHEREAS, a certain civil action was commenced wherein the North Fork Owners Association, a Wyoming Corporation consisting of the owners of lots within the various North Fork Subdivisions, and certain individual lot owners within the North Fork Subdivision sought declaration that said Paragraph 5 of the Restrictive and Protective Covenants within said Deeds is unlawful, said action captioned WILLIAM R. STECKEL and VEVA H. STECKEL, husband and wife; ANDREW W. DECORA and WANDA R. DECORA, husband and wife; JAMES A. SANTILLI; and NORTH FORK OWNERS ASSOCIATION, a Wyoming Corporation vs. WILLIAM A. SANDERS, Albany County, Wyoming, District Court Civil Action No. 20305; and

WHEREAS, the parties to said action have settled and compromised said Civil Action by mutual agreement and for mutual good and valuable consideration and, pursuant to the terms thereof it is agreed that the undersigned, William A. Sanders, as

"Developer" would declare his intention to so relinquish enforcement as to Paragraph No. 5 of the Restrictive and Protective Covenants in certain instances and to retain enforcement in other instances; and

WHEREAS, it is the desire and intention of William A. Sanders, as "Developer" of North Fork Subdivisions and the undersigned members of the Executive Committee of North Fork Owners Association that the term "lots" when referred to herein shall include those unimproved parcels of real property conveyed by "Developer" to various grantees by warranty deeds containing Restrictive and Protective Covenants, said parcels being unplatted and all being within Sections 27, 34 and 35 of T 16 N, R 78 W of the 6th Prime Meridian, Albany County, Wyoming, and

WHEREAS, it is the desire of William A. Sanders, as "Developer" of North Fork Subdivisions, that by proper execution and filing of this Declaration with the County Clerk, Albany County, Wyoming to effectuate such intention; and

WHEREAS, it is the desire of the North Fork Owners Association, by execution hereof by Joseph Simpson, Beryl Wauson, Leonard Dietz, Ted Duffy, and Rita Meyer, members of the Executive Committee of North Fork Owners Association, to accept the terms hereof and to bind North Fork Owners Associations, its members and assigns and all lot owners of North Fork Subdivision Nos. 1, 2, 3, 4, 5, 6, 7, and 8 to this Declaration of Intent;

IT IS, THEREFORE, HEREBY DECLARED BY William A. Sanders, "Developer" of North Fork Subdivisions, that he shall exercise the right of preemption contained in Paragraph No. 5 of the "Restrictive and Protective Covenants" contained in the Warranty Deeds of lots within North Fork Subdivisions only where:

(1) There is no residential structure in existence at the time of proposed sale; and

(2) The then owner is in privity with the "Developer" as defined in the first Paragraph of this Declaration;

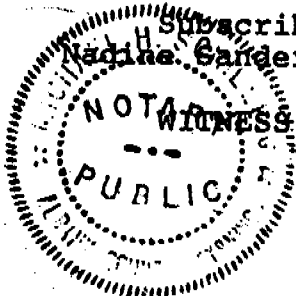
EXCEPT THAT "Developer" shall have no right of preemption under said Paragraph No. 5 of the "Restrictive and Protective Covenants" in those instances where the proposed conveyance is to a person entitled to inherit from the Grantor pursuant to the laws of intestate succession as set forth in Wyoming Intestacy Statutes, W.S. §§2-4-101 through 2-4-214 (1977 Ed.).

DATED this 30<sup>th</sup> day of January, 1986.

[Signature]  
William A. Sanders  
[Signature]  
Nadine Sanders

STATE OF WYOMING)  
                                  ) SS.  
COUNTY OF ALBANY)

Subscribed and sworn to before me by William A. Sanders and Nadine Sanders this 30<sup>th</sup> day of January, 1986.



Witness my hand and official seal.

[Signature]  
Michael S. Schelling  
Notary Public

My Commission Expires: 2/4/89

Accepted by the undersigned, Executive Committee of North Fork Owners Association, in behalf of the Association, its members, and the heirs and assigns thereof.

DATED this 13<sup>th</sup> day of February, 1986.

[Signature]  
Joseph Simpson  
[Signature]  
Beryl Watson  
[Signature]  
Leonard Dietz  
[Signature]  
A.E. "Ted" Duffy  
Ted Duffy  
[Signature]  
Rita Meyer

