

DECLARATION OF CONDOMINIUM  
(MASTER DEED)  
FOR  
WYOMING CONDOMINIUM  
LARAMIE, WYOMING

This DECLARATION is made by Wayne L. Koerner, II, Wayne L. Koerner, and Nancy Sue Koerner "Declarant," in accordance with the condominium Ownership Act, W.S. S 34-20-104, 1977 Repub. Ed., for the purpose of submitting the hereinafter described real property to condominium ownership.

"Act" shall refer to the Condominium Ownership Act, W.S. §§ 34-201101 through 34-20-104, 1977 Repub. Ed. The terms: "Individual Air Space Unit", "Condominium Unit", "General Common Elements", "Limited Common Elements" and "Declaration" shall have the meanings as defined in Section 34-20-103 of the Act.

"Wyoming Condominium" shall mean the real property, improvements, and appurtenances submitted to condominium ownership by this DECLARATION;

"Plat" shall mean the site plan and drawings of Wyoming Condominium attached hereto as APPENDIX A and incorporated herein by this reference in accordance with Section 34-20-104 (b) of the Act.

"Association" shall mean the "Wyoming Condominium Association," a nonprofit Association, which shall administer the management and operation of Wyoming Condominium, and of which all Owners shall be members;

"BYLAWS," a copy whereof is attached hereto as APPENDIX B and incorporated herein by this reference, shall mean the bylaws of the Association duly adopted;

"Owner" shall mean the legal entity(ies) and/or natural person(s) which or who is record owner in fee simple of a Condominium Unit in Wyoming Condominium as shown on the records of the county Clerk of Albany County, Wyoming;

"Occupant" shall mean any legal entity(ies) and/or natural person(s) in possession of a Condominium Unit, including an Owner, its employees, guests, invitees, licensees, and servants.

The Declarants, hereby certify that they are the owners in fee simple of, and hereby submits to condominium ownership, commonly known as 1668 Wyoming Avenue, Laramie, Wyoming and described as follows:

A tract of land in Block 71, Town of West Laramie, now the City of Laramie, Albany County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of the Block; thence Easterly along the North line of the Block 139.06 feet to the true point of beginning; thence Easterly along the North line of the Block 69 feet; thence Southerly parallel to the West line of the Block 109 feet; thence Westerly parallel to the North line of the Block 69 feet; thence Northerly parallel to the West line of the Block 109 feet to the North line of the Block and the true point of beginning.

The aforesaid real property is hereby divided into two Condominium Units, each of which shall be deemed to consist of a separate fee simple interest in the Individual Air Space Unit, and an undivided fee simple interest in the Common Elements and the Limited Common Elements, as described in Paragraph 1 herein and in the PLAT.

The aforesaid real property shall hereafter be known as and may be referred to as the "Wyoming Condominium" and each Condominium Unit therein may be legally described and referred to for all purposes, as follows:

Condominium Unit \_\_\_\_\_ in Wyoming Condominium as more fully described in that certain DECLARATION OF CONDOMINIUM recorded as Document Number \_\_\_\_\_ in the office of the County Clerk of Albany County, Wyoming.

Every such description shall be adequate and sufficient to convey, encumber, transfer or otherwise affect the Condominium Unit, the Common Elements, the Limited Common Elements and the right to the use of the Common Elements appurtenant thereto.

1. Condominium Unit. Each segment or Unit as shown on the Plat of the one story building shall constitute one Condominium Unit, and each such Condominium Unit shall consist of the Individual Air Space Unit within the floors as described by boundary, dimension, elevation, and volume upon the PLAT, all as delineated as follows:

- (a) the undecorated and unfinished interior surfaces of the perimeter walls, of the bearing columns and walls, and of the walls of the utility chases;
- (b) the interior surfaces (including all glass or glass substitute) of the doors and windows and of the door and window frames in the perimeter walls;
- (c) the interior surface of any ceiling;
- (d) the unfinished, uppermost surface of the floor, and;

Each Condominium Unit shall include any and all dividers, partitions, and walls wholly within such Individual Air Space Unit (but excluding any cables, conduits, ducts, pipes, or wires contained within such dividers, partitions, or walls and serving other Condominium Units, or any bearing beams, columns, or supports within such dividers, partitions, or walls or within such

Individual Air Space Unit) and all electrical, lighting, plumbing, and other equipment and fixtures located within and serving only such Condominium Unit.

The percentage assigned to each Condominium Unit, as based upon the volume of each Condominium Unit main floor as set forth below, represents the undivided ownership interest of each Owner in the Common Elements and Limited Common Elements, and shall be determinative of the proportionate share of each Owner in the expenses and proceeds of administration and the value of the vote of each owner at meetings of the Association

	<u>Volume</u>	<u>Percentage</u>
Unit A	7,643	50%
Unit B	7,640	50%

An Owner's undivided interest in the Common Elements or Limited Common Elements shall not be conveyed or encumbered with such Unit without the necessity for specific reference thereto.

2. General Common Elements. (Common Areas) The General Common Elements, if any, shall be set forth as in Section 34-20-103 (a) (ii) (A) of the Act and as shown on the PLAT.

3. Limited Common Elements. The Limited Common Elements, if any, shall be as set forth in Section 34-20-103 (a) (ii) (B) of the Act and as shown on the PLAT.

4. Encroachments. If any portion of a Condominium Unit, or a General Common Element, should change boundaries and thereby encroach upon another Condominium Unit, General Common Element, due to the moving, settling, or shifting of the building or other improvement in Wyoming Condominium, such changed boundaries shall be deemed to constitute the boundaries of the Condominium Units, and the General Common Elements so affected.

5. No Partition. The Common Elements and Limited Common Elements shall remain undivided, and no Owner or any other person shall bring an action for partition or division of the Common Elements and Limited Common Elements. A Condominium Unit shall not be further divided, and no action shall be brought for partition of a Condominium Unit between or among the Owners thereof without unanimous agreement. Each owner hereby expressly waives any and all such rights of partition it may have by virtue of ownership of a Condominium Unit.

6. Uses and Easements. Each Owner shall have the exclusive right to use and occupy its Condominium Unit as defined in Paragraph 1 herein, and, as between all Owners, shall have the right to use the Common Elements subject, however, to the restrictions set forth in Paragraph 7 and in the duly adopted rules and regulations of the Association, and, in addition, shall have the following easements to, through, and over, the Common Elements to the extent necessary for such Owner's maintenance, repair, and replacement in regard to its Condominium Unit:

(a) To paint, remove, and replace any finish on, and, to drive and remove bolts, nails, screws, and the like into and from, the interior surface of any Common Element appurtenant to its Condominium Unit; and

(b) To install, maintain, remove, repair, and/or replace any lighting, plumbing, or other equipment or fixtures which is a part of its Condominium Unit or which would become a part thereof when installed in any Common Element appurtenant to its Condominium Unit. Certain utilities and lines are in or under the floor of the building, between floors and in perimeter and common walls, and to replace or repair may require damage to a portion of the floor. The repair of said floor shall be a common expense to all units.

Provided, however, that any such action, installation, maintenance, removal, repair, and/or replacement shall not impair the structural integrity of the building, shall not adversely affect any adjacent Condominium Unit or Common Element, and shall not alter the external appearance of the building.

Subject to the rules and regulations adopted from time to time by the Association, each Owner and Occupant shall have the right: to use, in common with all other Owners, the General Common Elements for the purposes intended. The Association and its agents shall have access to each Condominium Unit from time to time during regular business hours, upon notice to its Owner, as may be necessary for the maintenance, repair, or replacement of any of the Common Elements. The Association or its agents shall also have access to each Condominium Unit at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Condominium Unit. Each Owner shall furnish new duplicate keys upon any change of locks thereto.

Private and public utilities furnishing services to Wyoming Condominium for common use, such as cable television, electricity, natural gas, telephone, and water, shall have access to Common elements and to each condominium Unit as may be desirable or necessary for the installation, maintenance, or repair of such services, and any costs incurred in opening and repairing any ceiling, floor, or wall of Wyoming Condominium shall be assessed in accordance with the BYLAWS.

Ambulance, fire protection, law enforcement, and like emergency service personnel shall have access across, upon, and through Wyoming Condominium in the performance of their duties.

#### 7. Restrictions.

(a) Use. Condominium Units within Wyoming Condominium shall be used only for residential activities or purposes or for such other uses as the Association may from time to time approve and only in accordance with such reasonable rules and regulations as the Association may from time to time adopt.

(b) Prohibited Activities. No offensive or unlawful activity shall be carried on in any Condominium Unit or upon the Common Elements, nor shall anything be done which may be or

become an annoyance or a nuisance to the other Owners or Occupants in Wyoming Condominium or which might interfere with the beneficial use and enjoyment by the other Owners of their Condominium Units and the Common Elements. No owner shall do or permit anything to be done or kept or permit to be kept in its Condominium Unit or on the Common Elements anything that would increase the rate of insurance on Wyoming Condominium. No Owner shall store any dangerous, explosive, hazardous, or inflammable materials in its condominium Unit or upon the Common Elements.

(c) Signs. No advertisement, notice, or sign shall be displayed or installed in any Common Element or otherwise so as to be visible from a General Common Element or from the exterior of the building, except that the each owner shall have the right to erect, install, and maintain signage on the exterior of the building and on the exterior Common Elements and the Limited Common Elements adjacent or appurtenant to their unit and as time to time deemed appropriate, provided that the such signage shall be in conformance with applicable city codes and shall have approval of other owners.

(d) General Common Elements.

(i) The Common Elements shall not be used for storage of personal property, refuse, supplies, or trash of any kind (except in common refuse and trash storage areas designated by the Association). In general, no activities shall be conducted nor conditions maintained by any Owner either in its Condominium Unit or upon the Common Elements which despoils the appearance of Wyoming Condominium.

(ii) Each Owner shall maintain his Condominium Unit in an attractive appearance and in a good, clean, habitable, safe, and sanitary condition.

(e) Limited Common Elements. The Limited Common Elements are, if any, restricted in use with each unit owner having exclusive use of the Limited Common Element connected to his unit.

8. Maintenance.

(a) Condominium Unit. Each Owner shall be solely responsible for and shall bear the cost of maintenance, repair, and replacement, within such owner's Condominium Unit, as defined in Paragraph 1 herein, of the following items: interior surfaces of all perimeter walls, interior walls, ceilings, and of the floors (including floor and wall coverings, and paint) and all interior dividers, partitions, doors, windows, and wall, and all electrical, lighting, plumbing, and other equipment or fixtures located within and serving only such Condominium Unit. If an Owner should fail to maintain its Condominium Unit in a good state of maintenance and repair, then the Association may undertake such obligation and assess the cost to such Owner. Additionally, each owner shall be solely responsible for that portion for General Common Elements used exclusively by him.

(b) General Common Elements. The cost of maintenance, repair, and replacement of General Common Elements (except to the extent such costs are borne by each Owner as set forth in subparagraph (a) of this paragraph) shall be an expense of administration of Wyoming Condominium to be assessed in accordance with the BYLAWS. Any necessary maintenance or repair caused by the negligence or failure to act or not act shall be paid by the individual owner responsible.

(c) Limited Common Elements. The cost of maintenance, repair and replacement of any Limited Common Elements shall be borne by each owner on the individual Limited Common Element adjacent to his unit.

The Association shall be responsible for the care within the Common Elements, provided, however, that the costs of such care, maintenance, repair, and replacement shall be assessed equally accordingly to the owners.

If an owner should fail to perform its obligations, then the Association may undertake such obligation and assess the cost thereof to such Owner.

9. Assessments. Owners are subject to assessments for the expenses of the operation of Wyoming Condominium, which assessments, in the event of nonpayment, may become liens against Condominium Units, all as set forth in the BYLAWS.

10. Mortgages.

(a) Any first mortgagee, upon foreclosure of its lien on a Condominium Unit, or upon acceptance of a deed in lieu of foreclosure thereon, shall not be required to pay any unpaid assessments owing on such Unit which accrued prior to the acquisition of title to such Unit by such mortgagee. Any assessment lien created or claimed under the BYLAWS shall be subject and subordinate to the rights of any first mortgagee of any duly recorded first mortgage upon a Condominium Unit made in good faith and for value. No lien created under the provisions of said BYLAWS shall in any way defeat, impair, or invalidate the rights of any first mortgagee under any such duly recorded first mortgage unless such mortgagee thereunder shall expressly subordinate its interest, in writing, to such lien.

(b) No amendment to this DECLARATION shall affect the rights of any such mortgagee if such mortgage is made in good faith and for value, provided that such mortgage is recorded prior to the recordation of such amendment and written notice of delivery and recordation of said mortgage is given to the Association in accordance with the BYLAWS.

(c) Notwithstanding anything contained in the DECLARATION to the contrary, the Association may, upon the affirmative vote of the owners otherwise entitled to vote and holding in aggregate at least a seventy-five percent (75%) interest in the percentage of value assigned to all Condominium Units in Wyoming Condominium, execute a subordination agreement or extend the benefits of subparagraphs (a) and (b) of this paragraph to mortgages and mortgagees not otherwise entitled thereto.

(d) No breach of any provision of this DECLARATION shall impair or invalidate any lien of any duly recorded mortgage made in good faith and for value encumbering a Condominium unit, provided, however, that all the charges, conditions, covenants, equitable servitudes, grants of easements, liens, limitations, reservations, restrictions, rights, and rights of way contained in this DECLARATION shall be binding upon and effective against any person who acquires title to or any beneficial interest in any Condominium Unit by way of foreclosure, or otherwise.

11. Mechanic's Liens. No labor performed or materials delivered to any Condominium Unit with the consent or at the request of the Owner thereof shall be the basis for filing a lien against any other Condominium Unit or against any of the Common Elements.

12. Taxation.

(a) Each Condominium Unit shall be assessed and taxed for all purposes as a separate parcel of real estate entirely independent of Wyoming Condominium or the Common Elements thereof, and each owner shall be solely responsible for the timely payment of all taxes and assessments of any nature whatsoever assessed against its Condominium Unit.

(b) The Association shall be assessed as the entity in possession of any tangible personal property of Wyoming Condominium owned or possessed in common by the Members, and personal property taxes based thereon shall be treated as expenses of administration of Wyoming Condominium and paid by the Association.

13. Association. The Association shall administer the management and operation of Wyoming Condominium in accordance with the DECLARATION, the ARTICLES, and the BYLAWS and so as to maintain Wyoming Condominium as a quality residential location.

14. Vacation or Modification. The ownership established for Wyoming Condominium hereby shall not be abandoned, revoked, terminated, vacated, or waived, nor shall the percentage of value assigned to nor the dimensions of any Condominium unit be changed, nor shall the Common Elements be abandoned, encumbered, partitioned, sold, subdivided, or transferred, nor shall any other provisions of the DECLARATION be amended (with the express exception of the ARTICLES and the BYLAWS, which may be amended in accordance therewith) unless approved by the affirmative vote of the Owners otherwise entitled to vote and holding in aggregate at least seventy-five percent (75%) interest in the percentage of value assigned to all Condominium Units in Wyoming Condominium or, unless all of the first mortgagees (based upon one vote for each mortgage) covering condominium units agree to such abandonment, amendment, encumbrance, partition, revocation, sale, subdivision, termination, transfer, vacation, or waiver by an instrument to such effect duly recorded in the Office of the County Clerk of Albany County, Wyoming.

15. Binding Effect. All present and future Owners and Occupants of Condominium Units shall be subject to, and shall comply with, the provisions of this DECLARATION, the unit deed, the

BYLAWS, and the rules and regulations of the Association, as they may be amended from time to time, and all items of record affecting title to the property. The acceptance of the unit deed or the entering into occupancy of a Condominium Unit shall constitute an agreement that:

(a) This DECLARATION, any Deed for a Unit, the BYLAWS, and the rules and regulations of the Association, as they may be amended from time to time, and all items of record affecting title to the Condominium Unit and Wyoming Condominium, are accepted, confirmed, and ratified by each such Owner or Occupant, and all of such provisions shall be deemed to be covenants running with the land to bind any person having at any time any interest or estate in such Condominium Unit; and


(b) Violations of this DECLARATION, any Deed for a Unit, the BYLAWS, or the rules and regulations of the Association, as they may be amended from time to time, by any such person shall be deemed to be a substantial violation of the duties of an Owner.

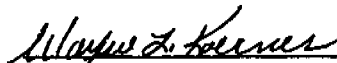
The provisions of the DECLARATION, the ARTICLES, and the BYLAWS shall be binding upon and inure to the benefit of the Declarants and their successors and assigns and shall benefit burden, and run with the land.

16. Severability. The invalidity of any provision of the DECLARATION shall not be deemed to affect or impair in any manner the validity or enforceability of the remainder of the DECLARATION and, in such event, all the provisions of the DECLARATION shall continue in full force and affect, as if such invalid provision had never been included herein.

17. Non Waiver. No provision contained in the DECLARATION shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Executed this 14<sup>th</sup> day of June, 2000.

  
Wayne L. Koerner, II

  
Wayne L. Koerner

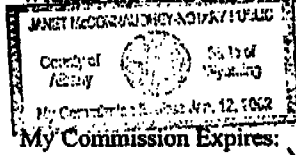
  
Nancy Sue Koerner



STATE OF WYOMING )  
 )ss.  
COUNTY OF ALBANY )

The foregoing Declaration of Condominium for Wyoming Condominium was acknowledged personally before me by Wayne L. Koerner, II, Wayne L. Koerner, and Nancy Sue Koerner, this 14<sup>th</sup> day of June, 2000.

Witness my hand and official seal.



*Janet McCormack*  
Notary Public

*Jan. 12, 2002*

Appendix "A"

WYOMING CONDOMINIUM

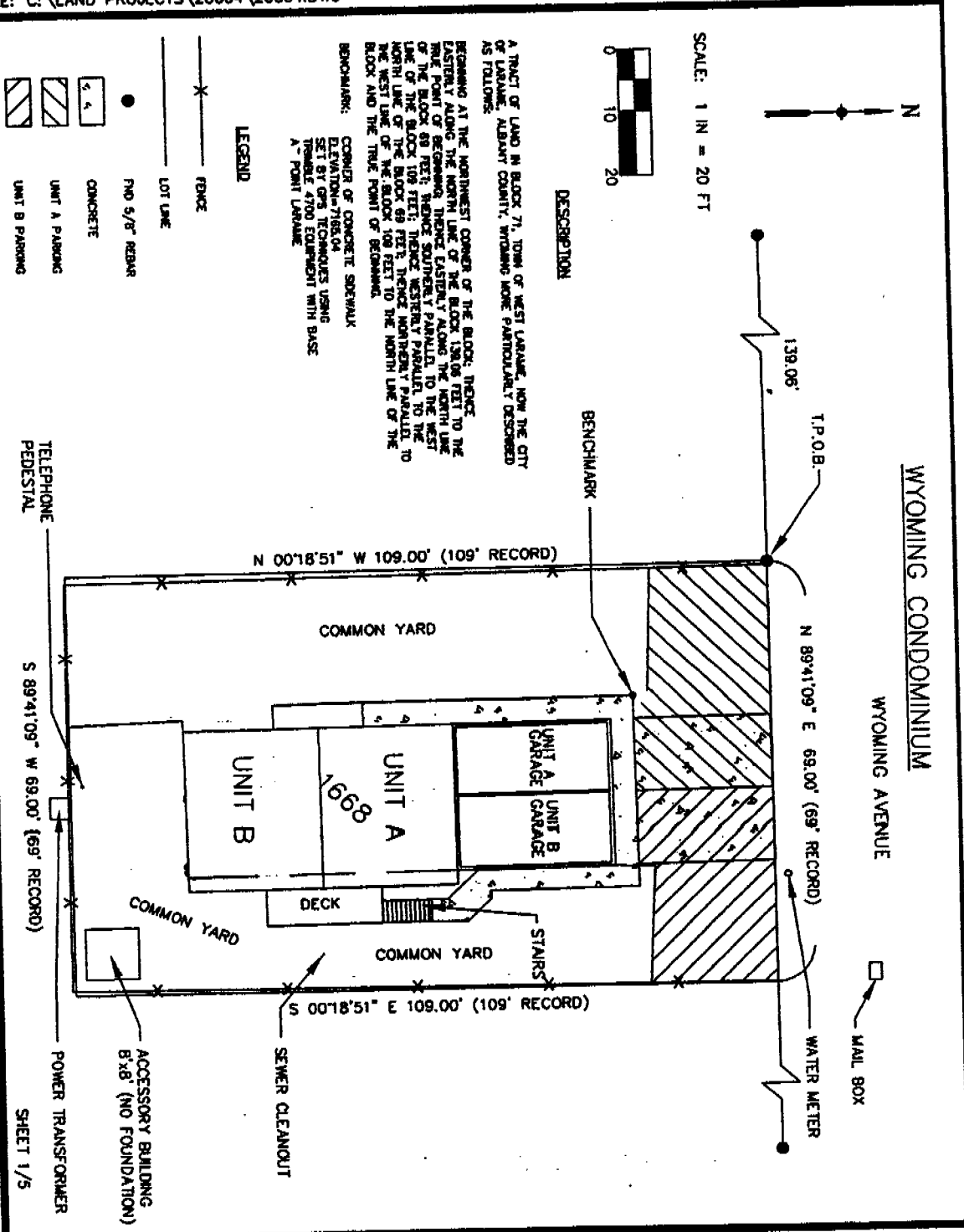
SURVEYOR'S CERTIFICATE

I, ROBERT J. COFFEY, A WYOMING REGISTERED PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR, IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THE FOLLOWING FIVE (5) PAGES REPRESENTING THE WYOMING CONDOMINIUM WERE PRODUCED BASED UPON A FIELD SURVEY COMPLETED BY ME AND UNDER MY DIRECT SUPERVISION IN MARCH OF 2000 AND THAT THE SURVEY IS CORRECTLY REPRESENTED HEREON, TO THE BEST OF MY KNOWLEDGE.



ROBERT J. COFFEY  
P.E., L.S. NO. 4822

FILE DATE: 06/26/2000 FILE TIME: 03:57  
ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 2000 3852  
PAGE #: 0010 OF 0023

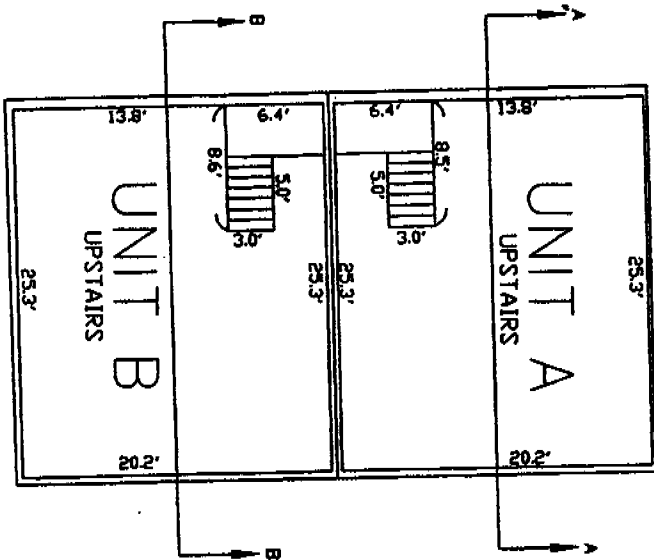


FILE DATE: 06/26/2000 FILE TIME: 03:57 PAGE #: 0011 OF 0023  
 ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 2000 3852 SHEET 1/5

CONDOMINIUM UNIT A AND B UPSTAIRS



SCALE: 1 IN = 10 FT



UNIT A UPSTAIRS

AVG. FLOOR ELEVATION=7171.1  
 AVG. CEILING ELEVATION=7179.0  
 AVG. ENTRY ELEVATION=7166.6  
 AREA=511 S.F.  
 VOLUME=4,037 C.F.

UNIT B UPSTAIRS

AVG. FLOOR ELEVATION=7171.1  
 AVG. CEILING ELEVATION=7179.0  
 AVG. ENTRY ELEVATION=7166.5  
 AREA=511 S.F.  
 VOLUME=4,034 C.F.

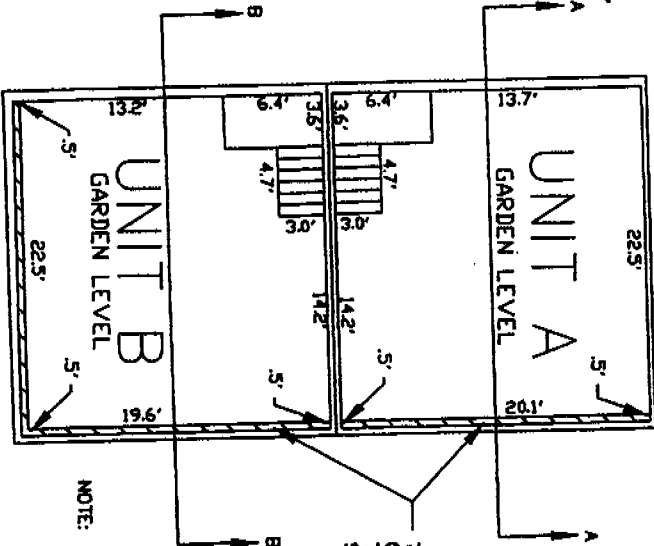
CONDOMINIUM UNIT A AND B GARDEN LEVEL



SCALE: 1 IN = 10 FT



NOTE: ALL DIMENSIONS SHOWN ARE MEASURED 5.0 FEET ABOVE THE FLOOR.



NOTE: BUILDING FOUNDATION EXTENDS INTO THE GARDEN LEVEL SPACE OF UNITS A AND B, AN AVERAGE WIDTH OF 0.5 FEET AND EXTENDS 3.0 FEET ABOVE FLOOR.

UNIT A GARDEN LEVEL

AVG. FLOOR ELEVATION=7162.4  
 AVG. CEILING ELEVATION=7170.2  
 AVG. ENTRY ELEVATION=7166.5  
 AREA=462 S.F.  
 VOLUME=3,606 C.F.

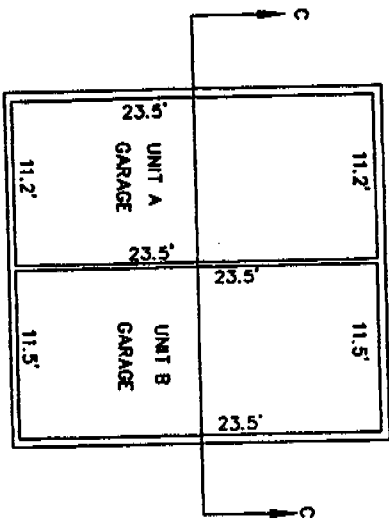
UNIT B GARDEN LEVEL

AVG. FLOOR ELEVATION=7162.4  
 AVG. CEILING ELEVATION=7170.2  
 AVG. ENTRY ELEVATION=7166.5  
 AREA=462 S.F.  
 VOLUME=3,606 C.F.

CONDOMINIUM A AND B GARAGE



SCALE: 1 IN = 10 FT



UNIT A GARAGE

AVG. FLOOR ELEVATION=7165.3  
AVG. CEILING ELEVATION=7173.5  
AREA=263 S.F.  
VOLUME=2,158 C.F.

UNIT B GARAGE

AVG. FLOOR ELEVATION=7165.2  
AVG. CEILING ELEVATION=7173.4  
AREA=270 S.F.  
VOLUME=2,216 C.F.

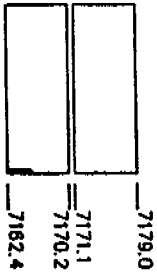


SCALE: 1 IN = 20 FT

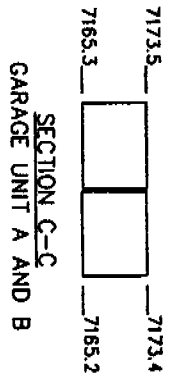


CROSS SECTIONS  
(SEE SHEETS 2, 3 AND 4)

SECTION A-A  
UNIT A



SECTION B-B  
UNIT B



Appendix "B"

BYLAWS  
OF  
WYOMING CONDOMINIUM ASSOCIATION

ARTICLE 1, IDENTITY

1.1 NAME AND IDENTITY. These are the Bylaws of Wyoming Condominium Association.

1.2 DEFINITIONS. For purposes of these Bylaws, term specifically defined in the Declaration of Wyoming Condominium or in the Wyoming Condominium Ownership Act, W.S. §§ 34-20-101 et. seq. (the "Act"), shall have the same meaning herein.

ARTICLE 21 MEMBERS MEETINGS AND VOTING

2.1 PLACE. Meetings of the members shall be held at the registered office of the Association, or such other place as may be designated from time to time by the Board.

2.2 ANNUAL MEETING. The members shall meet at least once a year on the date stated in the notice of such meeting given pursuant to Section 2.4. At each annual meeting the members shall elect officers of the Board of Directors (the "Board") and may transact any other business properly coming before them

2.3 SPECIAL MEETINGS. Special meeting of the members may be called at any time by the President of the Board, and shall be called and held within thirty (30) days after written request therefor signed by members entitled to cast at least twenty percent (20%) of the total votes in the Association is delivered to any officer of the Association. No business shall be transacted at a special meeting except that which is stated in the notice hereof.

2.4 NOTICES. Notice of all meetings of the members, stating the time, place, and agenda, shall be given by the President or Secretary to each member. Such notice shall be in writing, and shall be hand-delivered or sent by United States mail at least twenty-one (21) days in advance of any annual meeting or regularly scheduled meeting and at least seven (7) days in advance of any other meeting.

2.5 QUORUM; ADJOURNMENT IN NO QUORUM. A quorum shall consist of members present, in person or by proxy, entitled to cast at least sixty (60%) percent of the total votes in the Association.

If a quorum is not present, the meeting shall be adjourned from time to time until a quorum is present.



2.6 VOTES; ASSOCIATION SHALL NOT VOTE. The total votes in the Association are allocated one to each Unit established in the Declaration. The votes allocated to a Unit may be cast by the Unit Owner of the Unit. When there is more than one Unit Owner of a Unit, the vote for the Unit shall be cast as they shall determine, but not be split but shall be voted as a single vote. Preston Condominium Association may gain additional owners, each having one vote per unit upon subsequent declarations for additional condominiums.

2.7 MANNER OF CASTING VOTES. Votes may be cast in person or by proxy, which must be in writing, signed by all Unit Owners of the Unit, and given only to another member or a Security Holder in that unit, and be delivered to the Secretary before the meeting. A proxy shall be valid until a revocation in writing signed by all Unit Owners of such Unit is delivered to the Secretary.

2.8 REQUIRED VOTES. All questions shall be decided by a majority of the votes cast on the question, unless the provisions of applicable law, the Declaration or these Bylaws require a greater vote.

2.9 ACTION BY MEMBERS WITHOUT MEETING. Any action that may be taken at a meeting of the members, may be taken without a meeting if such action is authorized in a writing setting forth the action taken, and is signed by all members, or if such action is taken in any other manner permitted by law.

2.10 PROHIBITION OF CUMULATIVE VOTING. There shall be no cumulative voting.

#### ARTICLE 3, DIRECTORS.

3.1 INITIAL BOARD. The initial board shall consist of the two (2) persons, and successors to any thereof elected or appointed by Declarant.

3.2 NUMBER AND QUALIFICATION OF DIRECTORS. The Board shall consist of two (2) or more natural persons, as determined at any annual meeting by the members. Each Director shall be a Unit Owner or the individual nominee of a Unit owner which is other than an individual.

3.3 ELECTION OF DIRECTORS. Each Unit Owner shall be entitled to vote for all directors.

3.4 TERM. The term of each Director shall extend to the next annual meeting or until that Director's successor has been duly elected and has qualified.

3.5 REMOVAL. Any Director may be removed, with or without cause, by vote of the members entitled to cast at least sixty (60%) percent of the total votes in the Association, at a special meeting called for such purpose, and a successor may then be elected by the members to serve for the balance of the removed Director's term; provided that any Director elected or

appointed by a single Unit Owner may be removed and replaced only by the owner or without good cause.

3.6 VACANCIES. Any vacancy in the Board arising by death or resignation of a Director elected or appointed shall be filled by appointment by the remaining directors until the next regular meeting.

3.7 REGULAR MEETINGS. Regular meetings of the Board may be held at such time and place as shall be determined by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, or telegraph, at least seventy-two (72) hours prior to the meeting.

3.8 SPECIAL MEETINGS. Special meetings of the Board may be called by the President and, shall be called by the President or the Secretary and held within ten (10) days after written request therefor signed by two (2) Directors is delivered to any other Director or the President or the Secretary. Not less than seventy-two (72) hours notice of such special meetings shall be given personally or by, mail, telephone, or telegraph to each Director; provided that in case the President or any director determines that an emergency exists, a special meeting shall state the time, place and purpose thereof. No business shall be transacted at a special meeting except that which is stated in the notice thereof.

3.9 QUORUM; ADJOURNMENT IF NO QUORUM. A majority of the Board shall constitute a quorum for the transaction of business at any meeting of the Board. If a quorum is not present, the meeting shall be adjourned from time to time until a quorum is present. The signing by a Director of the minutes of a meeting shall constitute the presence of such director at that meeting for the purpose of determining a quorum.

3.10 MANNER OF ACTING. Each Director shall be entitled to one (1) vote. The act of a majority of the Directors present at a meeting shall constitute the act of the Board unless the act of a greater number is required by the provisions of applicable law, the Declaration or these Bylaws.

3.11 BOARD ACTION WITHOUT MEETING. Any action taken by the Board may be taken without a meeting, if such action is authorized in writing, setting forth the action taken, signed by all Directors.

3.12 COMPENSATION OF DIRECTORS RESTRICTED. Directors shall receive no compensation for their services, but may be paid for out-of-pocket expenses incurred in the performance of their duties as Directors.

3.13 POWERS AND DUTIES OF BOARD. All of the powers and duties of the Association shall be exercised by the Board, including those existing under the common law, applicable statutes, the Act, the Declaration, and these Bylaws, as any thereof may from time to time be amended. Such powers and duties shall be exercised in accordance with the provisions

of applicable law, the Declaration, and these Bylaws. The Board shall prepare and provide to members annually, a report containing at least the following:

- (a) A statement of the financial condition of the Association for the last fiscal year.
- (b) A statement of the insurance coverage provided by the Association; and
- (c) A statement of any unpaid assessments payable to the Association, identifying the Unit and the amount of the unpaid assessment.

#### ARTICLE 4, OFFICERS.

4.1 DESIGNATION OF OFFICERS. The officers of this Association shall be a President, a Secretary, and a Treasurer. Each officer, except those elected by Directors elected or appointed by Declarant, shall be a Unit Owner or the individual nominee of Unit Owner which is other than an individual. A person may hold one or more such offices at one time, except that the President shall not at the same time hold another office in the Association.

4.2 ELECTION OF OFFICERS. Officers of the Association shall be elected by the Board. Election shall be held annually at the first meeting of the Board held after the annual meetings of the members, except that the first Board shall elect officers as soon as practicable after filing of the Declaration.

4.3 TERM. Each officer shall serve until his/her successor has been duly elected and has qualified.

4.4 REMOVAL. Any officer may be removed, with or without cause, and without notice, by the Board.

4.5 VACANCY. Any vacancy in any office shall be filled by the Board, and an officer elected to fill a vacancy shall serve for the unexpired term of his predecessor in office.

#### 4.6 POWERS AND DUTIES OF OFFICERS.

(a) President. The President shall be the chief executive officer of the Association; shall have all of the powers and duties incident to the office of a president of a corporation, including but not limited to the duty to preside at all meetings of the Board and of the members, and the general supervision of officers in the management of the business and affairs of the Association; and shall see that all actions and resolutions of the Board are carried into effect.

(b) Secretary. The Secretary shall keep the minutes of all meetings and actions of the Board and of the members; shall give all required notices to the Directors and members; shall keep the records of the Association, except those kept by the Treasurer; shall perform all other duties incident to the office of a secretary of a corporation; and shall perform other such duties required by the Board or President.

(c) Treasurer. The Treasurer shall have custody of all intangible property of the Association, including funds, securities, and evidences of indebtedness; shall keep the books of the Association in accordance with good accounting practices and principles, and upon request, shall submit them, together with all vouchers, receipts, records and other papers to the Board for examination and approval; shall deposit all moneys and other valuable effects in depositories designed by the Board; shall disburse funds of the Association as directed by the Board; and shall perform all other duties incident to the office of a treasurer of a corporation.

4.7 EXECUTION OF AGREEMENTS, ETC. All Agreements deeds, mortgages, or other instruments shall be executed by any two (2) officers, or by such other person or persons as may be designated by the Board.

4.8 COMPENSATION OF OFFICERS RESTRICTED. No officer shall be compensated for his services in such capacity, but may be reimbursed for out-of-pocket expenses incurred in performing his duties.

4.9 ADDITIONAL OFFICERS. The Board may elect such officers and designate their powers and duties as it shall deem necessary or desirable.

#### ARTICLE 5, INDEMNIFICATION OF DIRECTORS AND OFFICERS.

5.1 INDEMNITY. The Association shall indemnify such persons, for such expenses and liabilities, in such manner, under such circumstances, as approved by the Board.

#### ARTICLE 6, COMPLIANCE, ENFORCEMENT, FINES AND PENALTIES.

6.1 DEFAULT AND REMEDIES. A default in or failure to comply with any of the terms, conditions, obligations, and provisions of the Declaration, these Bylaws, or the rules and regulations, as the same may be amended from time to time, by any Unit Owner or Occupant, shall be grounds for relief that may include, without intending to limit the same or to constitute an election of remedies, an action to recover fines and penalties as determined by the Board, sums due for damages, and injunction, or any combination thereof, and which relief may be sought by the Association, an aggrieved Unit Owner, or by any person or class of persons adversely affected. Also, if any member fails to perform any obligation under the Act, the Declaration, these Bylaws, or such rules and regulations then the Association may, but is not obligated to, perform the same for the member's account, and for such purpose may enter upon his Unit, may make necessary repairs, advance expenses or other sums necessary to cure the default, and for such expenses and costs may levy a special assessment against the Unit owned by such defaulting member.

6.2 NOTICE OF DEFAULT AND FAILURE TO CURE. In the event of any such default or failure, the Board shall serve upon or mail to the defaulting member, and each first mortgagee of the member's Unit, a written notice specifying the nature of the default, the cure thereof, and the time within which the cure shall be effected. Within the time limit specified in

the notice, the defaulting member may cure the default specified, or serve upon or mail a written notice to the Board requesting a hearing before the Board. If a hearing is so requested, the Board shall thereafter serve upon or mail to the defaulting member, and to each such first mortgagee, a notice specifying the time and place for such hearing. At the hearing, the Board shall take such evidence and hear such testimony as it deems necessary or desirable. The Board shall not exercise any remedies to obtain relief from the default, until the hearing is over and the Board has made its determination and served upon or mailed the same to the defaulting member and each first mortgagee. Upon taking such evidence and hearing such testimony, the Board, at the hearing or at such later time, shall determine, in writing and at its sole option, to waive the default in whole or in part, to extend the time within which the default may be cured, or to proceed immediately to levy a fine or penalty, or to exercise any one or more of the remedies available to the Board due to such default. The Board shall serve upon or mail to the defaulting member, and to each such first mortgagee, a copy of its determination. If the defaulting member (i) does not cure the default or request a hearing within the time limit specified in the original notice of default given pursuant to this Section, or (ii) so requests a hearing, but fails to cure the default (to the extent not waived by the Board) within the extended time, if any, granted by the Board after hearing, then the Board shall serve upon or mail to the defaulting member, and to each such first mortgagee, a written notice of such member's failure to effect a cure, and the Board may then proceed to take such action as it deems necessary to obtain relief.

**6.3 REMEDY OF ABATEMENT IN ADDITION TO OTHER REMEDIES.** In the event a member fails to effect the cure specified by the Board within the time period set out in (i) or (ii) of Section 6.2 hereof, whichever is applicable, where the default is a structure, obstruction, or condition existing in or on the premises of the member's Unit, the Board, or its duly authorized representative, shall have the right to enter upon the premises of the member's Unit in which, on which, or as to which such default exists, and summarily to abate and remove, at the defaulting member's expense (and levy an assessment therefor as provided in Section 6.1 hereof), the structure, thing, or condition constituting the default, and the Board, the Association, and their agents, employees, and representatives shall not thereby be deemed guilty of any manner of trespass.

**6.4 INJUNCTION.** Any person entitled to seek relief for any such default or failure may obtain a temporary restraining order, injunction or similar relief, without first using the procedure established by Section 6.2 hereof, if such default or failure created an emergency of a situation dangerous to persons or property.

**6.5 RECOVERY OF ATTORNEY FEES AND COSTS.** In any proceeding arising because of an alleged default by a member, the prevailing party shall be entitled to recover the costs of such proceeding and such reasonable attorney fees as may be allowed by the court.

**6.6 NONWAIVER OF COVENANTS.** The failure of the Association or of any member thereof to enforce any term, provisions, right, covenant, or condition that may be granted by the Declaration, these Bylaws, the Articles, the rules and regulations or the Act, as the same may from time to time be amended, shall not constitute a waiver or abrogation of the right of the

Association or a member to enforce such term, provisions, right, covenant, or condition in the future, irrespective the number of violations or breaches thereof that may have occurred.

6.7 ASSESSMENT LIENS. Assessment liens shall be enforced pursuant to the Act and not pursuant to this Article 6.

#### ARTICLE 7, AMENDMENT.

7.1 AMENDMENTS. An amendment to these Bylaws shall be made and approved in the manner set forth in the Declaration, and once made shall become effective when recorded in the same manner and place an amendment to the Declaration.

#### ARTICLE 8, GENERAL PROVISIONS.

##### 8.1 RULES AND REGULATIONS.

- (a) By the Board. The Board may change and/or adopt from time to time such rules and regulations as it deems reasonable and necessary governing the administration, management, operation, and use of the Common Elements so as to promote the common use and enjoyment thereof by Unit Owners and Occupants and for the protection and preservation thereof.
- (b) By the Association. Any such rule or regulation adopted by the Board may be amended, modified, or revoked, and new and additional rules and regulations may be adopted, by members at an annual or special meeting of the members. Any such act of the members shall control over any contrary rule or regulation then or thereafter adopted by the Board.
- (c) Uniform Application. All rules and regulations shall be equally and uniformly applicable to all Unit Owners, Occupants and Units, but need not be equally and uniformly applicable if it is determined that such unequal or non-uniform application is in the best interest of the Association or if equal and uniform application is not practicable.
- (d) Copies Furnished. Copies of all such rules and regulations and any amendments thereto shall be furnished to all members.

8.2 PARLIAMENTARY AUTHORITY. Robert's Rules of Order, Newly Revised, shall govern the conduct of Association proceedings when not in conflict with the Declaration, these Bylaws, the Articles, the Act or any statutes of the State of Wyoming applicable thereto. The chairman of the meeting shall have the authority to appoint a parliamentarian.

8.3 COMPLIANCE WITH THE ACT; CONFLICT; SEVERABILITY. These Bylaws are established in compliance with the Act. Should any of the terms, conditions, provisions, paragraphs, or clauses of these Bylaws conflict with any of the provisions of the Act the

provisions of the relevant State Laws shall control. In the case of any conflict between the provisions of these Bylaws and the Declaration, the Declaration shall not control. If any term provision, limitation, paragraph or clause of these Bylaws, or the application thereof to any person or circumstance, is judicially held to be invalid, such determination shall not affect the enforceability, validity or effect of the remainder of these Bylaws, or the application thereof to any other person or circumstance.

The undersigned, the duly elected and acting Secretary of the Association, hereby certifies that the foregoing Bylaws have been duly adopted by the Association, and are in full force and effect as of the date hereof.

Dated: June 14, 2000.

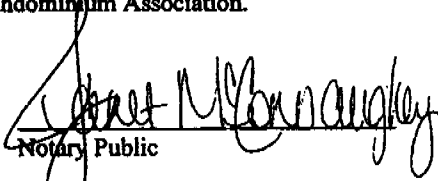
  
Secretary

STATE OF WYOMING     )  
                                      ) ss.  
COUNTY OF ALBANY    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of June, 2000 by Nancy Sue Koerner, the Secretary of Wyoming Condominium Association.



My Commission Expires: JAN. 12, 2002

  
Notary Public

**CORRECTIVE AND AMENDED  
DECLARATION OF CONDOMINIUM**

of  
**Wyoming Condominium**  
Laramie, Albany County, Wyoming

**THIS DECLARATION**, is made by **Wayne L. Koerner, II** and **Christine M. Koerner**, husband and wife, and **Wayne L. Koerner** and **Nancy Sue Koerner**, husband and wife, "Declarants," for themselves, their successors, grantees, and assigns.

1. **Correction of Original Declaration.** This document is intended, by its recording, to correct and amend the Declaration of Condominium (Master Deed) for *Wyoming Condominium* Laramie, Wyoming, dated June 14, 2000, and recorded on June 26, 2000, as document number 2000 3852, in the office of the Albany County Clerk, Albany County, Wyoming. This Corrective and Amended Declaration of Condominium (hereinafter "Declaration") shall supercede the June 14, 2000 Declaration of Condominium and such Declaration shall be void and of no further effect upon the recording of this Corrective Declaration of Condominium. The Plat attached to the June 14, 2000 Declaration of Condominium as Appendix A and the Bylaws attached to the June 14, 2000 Declaration of Condominium as Appendix B shall be incorporated into this Corrective and Amended Declaration of Condominium by this reference.

2. **Submission to condominium ownership.** The purpose of this Declaration is to submit the lands herein described and the improvements to be constructed thereon to condominium ownership and use in the manner provided by Wyoming Statutes §§34-20-101 through 34-20-104 (1999 ed.).

a. The name by which this condominium is to be identified is *Wyoming Condominium*.

b. The lands owned by the Declarants which are hereby submitted to the condominium form of ownership are the following:

A tract of land in Block 71, Town of West Laramie, now the City of Laramie, Albany County, Wyoming, more particularly described as follows:

Beginning at the Northwest corner of the Block; thence Easterly along the North line of the Block 139.06 feet to the true point of beginning; thence Easterly along the North line of the Block 69 feet; thence Southerly parallel to the West line of the Block 109 feet; thence Westerly parallel to the North line of the Block 69 feet; thence Northerly parallel to the West line of the Block 109 feet to the North line of the Block and the true point of beginning.

3. **Definitions:**

"Act" shall refer to the Condominium Ownership Act, W.S. §§34-20-101 through 34-20-104, (1999 Repub. Ed.). The terms "Individual Air Space Unit," "Condominium Unit," "General Common Elements," "Limited Common Elements," and "Declaration" shall have the meanings as defined in §34-20-103 of the Act unless defined in this Declaration.

"Association" shall mean the "*Wyoming Condominium Association*," an unincorporated nonprofit association organized pursuant to the Uniform Unincorporated Nonprofit Association Act, W.S. §§17-22-101 through 17-22-115 (1999 edition), and its successors and assigns, which shall administer the management and operation of *Wyoming Condominium*, and of which all Owners shall be members.

"Bylaws," shall refer to the Bylaws of the *Wyoming Condominium* attached to the June 14, 2000 Declaration of Condominium as Appendix B, which have been incorporated into this Corrective and Amended Declaration of Condominium.

"Common Elements" shall be all the parts of the condominium property not included within the Condominium Unit boundaries as described in paragraph 5. Common Elements may be more specifically described herein as General Common Elements or Limited Common Elements.



"Common Expenses" include (1) expenses of administration; expenses of maintenance, operation, repair or replacement of the common elements, and of the portions of the Condominium Units to be maintained by the Association, if any; (2) expenses declared Common Expenses by provisions of this Declaration or by the Bylaws; and (3) any valid charge against the Condominiums as a whole, such as ad valorem taxes for the year in which this Declaration is recorded.

"General Common Elements" are the portion of Common Elements which are not allocated to or reserved for the exclusive use of one of the Units and are described in paragraph 8 below.

"Limited Common Elements" are the portion of Common Elements allocated to or reserved for the exclusive use of one of the Units by this Declaration. The Limited Common Elements are described in paragraph 6 below.

"Occupant" shall mean any legal entity(ies) and/or natural person(s) in possession of a Condominium Unit, including an Owner, its employees, guests, invitees, licensees, and servants.

"Owner" shall mean the legal entity(ies) and/or natural person(s) which or who are record Owners in fee simple of a Condominium Unit in *Wyoming Condominium* as shown on the records of the County Clerk of Albany County, Wyoming. Owner does not include a person or entity having only a Security Interest or any other interest in a Condominium Unit solely as security for an obligation.

"Plat" shall mean the site plan and drawings of *Wyoming Condominium* attached to the June 14, 2000 Declaration of Condominium as Appendix "A" and which Plat is incorporated herein by this reference in accordance with §34-20-104(b) of the Act.

"*Wyoming Condominium*" shall mean the real property, improvements, and appurtenances submitted to condominium Ownership by this Declaration.

4. **Wyoming Condominium Unit Description.** *Wyoming Condominium* will consist of two Condominium Units, (hereinafter "Unit"), each of which shall be deemed to consist of a separate fee simple interest in the Individual Air Space Unit, as described in the Plat. Each Unit therein may be legally described and referred to for all purposes as follows:

Condominium Unit \_\_\_\_\_ and an undivided 50% interest in the general common elements and limited common elements in the Wyoming Condominium, City of Laramie, Albany County Wyoming, more particularly described and according to the Declaration of Condominium thereof, and the Plat attached thereto, recorded June 26, 2000 as Document #: 2000 3852, and that certain CORRECTIVE AND AMENDED DECLARATION OF CONDOMINIUM, recorded \_\_\_\_\_, as Document #:

Every such description shall be adequate and sufficient to convey, encumber, transfer or otherwise affect the Condominium Unit, the General Common Elements, the Limited Common Elements, and the right to the use of the Common Elements appurtenant thereto.

5. **Condominium Units and Boundary Descriptions.** *Wyoming Condominium* shall contain one building consisting of two Units, each Unit consisting of a bi-level floor plan, having a garden level floor and an upper level. Each Unit shall include the garage as shown on the Plat. Each Unit shall consist of the individual Air Space within each of the two floors and the garage as described by boundary, dimension, elevation, and volume upon the Plat, all as delineated as follows:

- a. The undecorated and unfinished interior surfaces of the perimeter walls, of the bearing columns and walls, and of the walls of the utility chases;
- b. The interior surface of the upper level ceiling;
- c. The unfinished uppermost surface of the lower level floor, and;
- d. Each Condominium Unit shall include any and all spaces and improvements within the boundaries described in subsections a., b., and c. above, including dividers, partitions, walls, and floors wholly within such Individual Air Space and all heating, cooling, electrical switches, wiring, light fixtures and boxes, plumbing, pipes, ducts, conduits, utility systems, television, telephone and