

NICKELSON LITTLE FARMS LANDOWNERS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That Darrell J. Nickelson, Trustee, hereinafter Nickelson, being the owner of all of the tracts within Nickelson Little Farms, Campbell County, Wyoming, the plat of which was filed in the Office of the County Clerk and Ex-Officio Recorder of Deeds, Campbell County, Wyoming, the 27th day of November, 1976, at Book 2 Plats, Page 374 1/2 do hereby create the Nickelson Little Farms Landowners Association and for himself and for his heirs, executors, administrators, successors and assigns of the lots within the Nickelson Little Farms, Campbell County, Wyoming, do hereby covenant and agree as follows:

I

The name of the association is Nickelson Little Farms Landowners Association.

II

The purpose for which the association is created is to maintain in accordance with specifications in effect as of the date of approval of this agreement all streets within the Nickelson Little Farms, to-wit:

Benjamin Franklin Road
Thomas Jefferson Road
George Washington Road
Samuel Adams Road
Thomas Paine Road
Patrick Henry Road
Nathan Hale Road

2. To cause the removal of snow from each street hereinabove named and smooth and maintain all roads as agreed by majority.

3. To fix, levy, collect and enforce payment by any lawful means all charges or assessments incurred by the association in fulfillment of its other purposes. The said charges are to be assessed against each lot on an equal basis, that is, re. each lot regardless of size or abutting front footage will bear an equal share of the total expenses of the street maintenance and snow removal.

III

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot within the Nickelson Little Farms, Campbell County, Wyoming, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

IV

The Association will hold an annual meeting the first Tuesday in March of each year and at such time will elect officers, approve a budget and schedule or regular maintenance for the succeeding year and conduct such other business as may properly come before the Association.

V

Officers of the Association shall include a President who shall preside at the meetings, receive and process complaints, represent the Association as necessary before the County Commissioners and be responsible for getting the maintenance and snow removal done; a Vice-President who shall act in the absence of the President and a Secretary-Treasurer who shall keep all records of the Association and shall collect assessments of members and make necessary disbursements of the Association's funds. Officers shall be elected for a term of two years. The officers of the Association may be paid such salary or fees as the members of the Association meeting in annual meeting may determine.

VI

In the event the Association fails to maintain the roads in a reasonable order and condition in accordance with the original plan submitted with the final subdivision plat, the Board of County Commissioners shall serve written notice upon the organization or upon the residents of the subdivision involved, setting forth the manner in which the Association has failed to maintain the roads in a reasonable condition, and said

notice shall include a demand that such deficiencies to maintain be corrected within thirty (30) days thereof, and shall state the date and place of a hearing thereon, which shall be held within fourteen (14) days of the notice. At such hearing, the County may modify the terms of its original notice as to the deficiencies, and may give an extension of time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modifications thereof are not corrected within said thirty (30) days or any extension thereof, the County, in order to preserve the taxable values of the property contained within the subdivision, and to prevent the roads from becoming a public nuisance and public liability, may undertake to maintain the same for a period of one (1) year. Before the expiration of said year, the County, upon its initiative or upon the written request of the Association may call a public hearing upon notice to the Association and to the residents of the subdivision involved, to be held by the Board of County Commissioners, at which hearing the Association or the residents of the subdivision shall show cause why such maintenance by the County shall not, at the election of the County, continue for a succeeding year. If the Board of County Commissioners shall determine that such Association is ready and able to maintain said common facility in a reasonable condition, the County shall cease to maintain said common facility at the end of said year.

The costs of such maintenance by the County shall be paid by the owners of the lots within the subdivision and any unpaid assessments shall become a tax lien upon said lots. The County shall file a notice of such lien in the Office of the County Clerk upon the property affected by such lien within the subdivision, and shall certify such unpaid assessments to the County Treasurer for collection, enforcement and remittance of general property taxes in the manner provided by law.

VII

Amendments to this Agreement may be made upon the vote of the owners of two-thirds of the lots within the subdivision and the concurrence therein of the Board of County Commissioners of Campbell County, Wyoming.

VIII

This Association may not be dissolved without the prior permission of the Board of County Commissioners of Campbell County, Wyoming.

IN WITNESS WHEREOF the undersigned have executed this Agreement this 23rd day of November, 1976 .

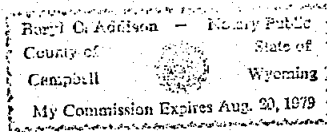
Darrell J. Nickelson, Trustee

by R. A. "Dick" Mader
Attorney in Fact.

STATE OF WYOMING)
) ss.
County of Campbell)

The foregoing instrument was acknowledged before me this 23rd day of November, 1976, by R.A. "Dick" Mader, Attorney in Fact.

Witness my hand and official seal.



Beryl C. Addison
Notary Public

STATE OF WYOMING) 415 773
Campbell County) ss.
Filed for record this 23rd day of November
A. D., 19 76 at 2:28 o'clock P M. and re-
corded in Book 360 of Photos
on page 563 Fees \$ 8.25
Beryl C. Addison
County Clerk and Ex-Officio Register of Deeds
By Janette Jant
Deputy

THE HILLS COMPANY, FREDERICK 142508

wcc