

ANNEXATION OF LANDS, ADOPTION AND RATIFICATION
OF
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SLEEPY HOLLOW, PHASE III

WHEREAS, Suchor Investments, Inc., a Wyoming corporation, hereinafter referred to as Declarant; Sleepy Hollow Homeowners' Association, Inc., hereinafter referred to as the Association; and certain other owners of land did file an Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, First Phase, dated May 9, 1979, and recorded in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming on May 9, 1979 in Book 465 of Photos, Page 335, subjecting certain lands within Campbell County, Wyoming to certain protective covenants, conditions, restrictions, liens and charges as more particularly set forth in said Declaration; and

WHEREAS, Suchor Investments, Inc., a Wyoming corporation; Sleepy Hollow Homeowners Association, Inc.; and certain other owners did file an Annexation of Lands adopting and ratifying said Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, Second Phase, First and Second Filing dated August 25, 1980 and recorded in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming on September 18, 1980 in Book 523 of Photos, Page 326, subjecting additional lands within Campbell County to said protective covenants, conditions, restrictions, liens and charges as more particularly set forth in said declaration; and

WHEREAS, Declarant and Trend Development Systems, a Colorado partnership consisting of T.S.K., INC., a Wyoming corporation and Trend Homes of Nebraska, Inc., a Nebraska corporation, General Partner as Third Phase owners, are desirous of annexing additional properties subject to the protective covenants, conditions, restrictions, liens and charges as set forth in the aforementioned

STATE OF WYOMING } ss.
Campbell County }
Filed for record this 3rd day of March A. D., 19 82 at 12:32 o'clock P. M. and recorded in Book 599
of Photos on page 372 Fees \$ 14.50 **508330**
By W. E. Addison Recorder
County Clerk and Ex-Officio Register of Deeds
By Constance D. ... Deputy
RECORDED
INDEXED
CHECKED ✓

Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, First Phase; and

WHEREAS, the restated Articles of Incorporation of the Association require that an annexation shall have the assent of two-thirds (2/3) of each class of membership as more fully defined in those certain restated Articles of Incorporation filed with the Secretary of State, State of Wyoming on May 9, 1979; and

WHEREAS, the Declarant is the owner of all of the Class B membership in said Association; and

WHEREAS, the Third Phase owners desire to join in said annexation and ratify the same; and

WHEREAS, the members of the Association did at a special meeting held on December 3, 1980 at the Little Giant Cafe, Gillette, Wyoming at 7:30 P.M. resolve that the proposed Sleepy Hollow Subdivision Third Phase be annexed as part of the Sleepy Hollow Homeowners' Association; and

WHEREAS, the Declarant, the Association and the undersigned owners find as follows:

1. That an annexation of the area promotes the health, safety and welfare of the residents of the Sleepy Hollow Subdivision, First Phase and the Sleepy Hollow Subdivision, Second Phase, First and Second Filing, as well as the health, safety and welfare of the residents within the area sought to be annexed as Sleepy Hollow Subdivision Third Phase;
2. That the development of the area sought to be annexed would constitute a natural, geographic, economical and social part of the subdivision;
3. That the area sought to be annexed is a logical and feasible addition to the Sleepy Hollow Subdivision First Phase and Sleepy Hollow Subdivision Second Phase, First and Second Filing, and that the extension of basic services such as the pressurized

water system, sewage disposal system and streets and other services available to the residents of the subdivision, can reasonably be furnished to the area proposed to be annexed, it being understood that the Declarant shall be financially responsible for the expansion and construction of said pressurized water system and sewage disposal system and streets;

4. That the area sought to be annexed is contiguous with or adjacent to the Sleepy Hollow Subdivision First Phase and Sleepy Hollow Subdivision Second Phase, First and Second Filing.

NOW THEREFORE BE IT RESOLVED that the lands described in Exhibit A as the Sleepy Hollow Subdivision Third Phase should be annexed to the Sleepy Hollow Subdivision First Phase and Sleepy Hollow Subdivision, Second Phase, First and Second Filing, Campbell County, Wyoming.

BE IT FURTHER RESOLVED that the Common Area including; Greensburgh Avenue, Mather Avenue, Daredevil Avenue, Van Brunt Court, Pumpkin Court, Dietrich Court, Knickerbocker Street and Sleepy Hollow Boulevard; the pressurized water system, and the sewage disposal system and the easements therefor are as shown in the plats and the dedications thereof recorded in Book 3, Plats pages 187 & 188 in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming.

BE IT FURTHER RESOLVED that the undersigned Declarant and the Third Phase owners hereby declare that all of the properties described in Exhibit A shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any

part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof except as to those lands conveyed to or dedicated for use by federal, state, or local government or agency thereof.

BE IT FURTHER RESOLVED that the amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow First Phase as recorded in Book 465 of Photos, page 335 in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming are hereby adopted and by this reference made a part hereof with the following exception as to Article III, Section 10 which is amended to read as follows:

Section 10: Yard Restrictions. No building shall be located on any lot nearer than twenty-five (25) feet to the front property line, nor nearer than five (5) feet to any side property line, nor nearer than twenty-two (22) feet from the rear property line with the exception of the corner lots within the subdivision upon which no building shall be located on any lot nearer than twenty-five (25) feet to the front property line, nor nearer than twenty (20) feet to any side street property line, nor nearer than five (5) feet to any side property line, nor nearer than twenty-two (22) feet from the rear property line. No structure of a permanent nature shall be built within a utility easement. For purposes of this covenant, eaves, steps, and open porches shall not be considered, provided however, that this shall not be construed to permit any portion of any building on a lot to encroach upon another lot.

BE IT FURTHER RESOLVED that Declarant shall be financially responsible for the expansion and construction of said pressurized water system and sewage disposal system and streets.

BE IT FURTHER RESOLVED that Declarant shall be entitled to Class B membership and voting rights until the happening of either of the following events, whichever occurs earlier:

1. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
2. December 31, 1985.

BE IT FURTHER RESOLVED that this resolution is conditioned upon the prior approval of the Federal Housing Admin-

istration and the Veteran's Administration in accordance with Article XI of the Restated Articles of Incorporation of the Association, and Article VIII, Section 5 of the Amended Declaration of Covenants, Conditions, and Restrictions for Sleepy Hollow First Phase.

ASSOCIATION

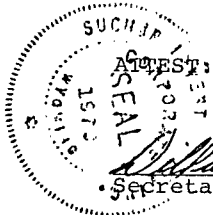
SLEEPY HOLLOW HOMEOWNERS' ASSOCIATION



BY: Larry F. Suchor
President

DECLARANT COMPRISING CLASS B MEMBERSHIP

SUCHOR INVESTMENTS, INC.



BY: Larry F. Suchor
President

OTHER THIRD PHASE OWNERS

TREND DEVELOPMENT SYSTEMS, a Colorado partnership



BY: TREND HOMES OF NEBRASKA, INC., a Nebraska corporation, general partner

BY: John J. Strauss
President

Stephen F. Strain
Secretary

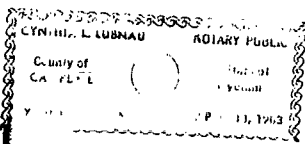
STATE OF WYOMING)
) ss.
County of Campbell)

The foregoing instrument was acknowledged before me by Larry F. Suchor, President of Sleepy Hollow Homeowners' Association, Inc., this 1st day of March, 1982.

Witness my hand and official seal.

Synthia L. Lubman
Notary Public

My Commission Expires:



513375

CORRECTED ANNEXATION OF LANDS, ADOPTION AND RATIFICATION
OF
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SLEEPY HOLLOW, PHASE III

WHEREAS, Suchor Investments, Inc., a Wyoming corporation, hereinafter referred to as Declarant; Sleepy Hollow Homeowners' Association, Inc., hereinafter referred to as the Association; and certain other owners of land did file an Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, First Phase, dated May 9, 1979, and recorded in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming on May 9, 1979 in Book 465 of Photos, Page 335, subjecting certain lands within Campbell County, Wyoming to certain protective covenants, conditions, restrictions, liens and charges as more particularly set forth in said Declaration; and

WHEREAS, Suchor Investments, Inc., a Wyoming corporation; Sleepy Hollow Homeowners Association, Inc.; and certain other owners did file an Annexation of Lands adopting and ratifying said Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, Second Phase, First and Second Filing dated August 25, 1980 and recorded in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming on September 18, 1980 in Book 523 of Photos, Page 326, subjecting additional lands within Campbell County to said protective covenants, conditions, restrictions, liens and charges as more particularly set forth in said declaration; and

WHEREAS, Declarant and Trend Development Systems, a Colorado partnership consisting of T.S.K., INC., a Wyoming corporation and Trend Homes of Nebraska, Inc., a Nebraska corporation, General Partner as Third Phase owners, are desirous of annexing additional properties subject to the protective covenants, conditions, restrictions, liens and charges as set forth in the aforementioned Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, First Phase; and

WHEREAS, the restated Articles of Incorporation of the Association and the restated Declaration require that an annexation shall have the assent of two-thirds (2/3) of each class of membership as more fully defined in those certain restated Articles of Incorporation filed with the Secretary of State, State of Wyoming on May 9, 1979; and

WHEREAS, the Declarant is the owner of all of the Class B membership in said Association; and

WHEREAS, the Third Phase owners desire to join in said annexation and ratify the same; and

WHEREAS, the two-thirds (2/3) of the members of the Association did at a special meeting held on December 3, 1980 at the Little Giant Cafe, Gillette, Wyoming at 7:30 P.M., did affirmatively resolve that the proposed Sleepy Hollow Subdivision Third Phase be annexed as part of the Sleepy Hollow Homeowners' Association; and

WHEREAS, the Declarant, the Association and the undersigned owners find as follows:

1. That an annexation of the area promotes the health, safety and welfare of the residents of the Sleepy Hollow Subdivision, First Phase and the Sleepy Hollow Subdivision, Second Phase, First and Second Filing, as well as the health, safety and welfare of the residents within the area sought to be annexed as Sleepy Hollow Subdivision Third Phase;
2. That the development of the area sought to be annexed would constitute a natural, geographic, economical and social part of the subdivision;
3. That the area sought to be annexed is a logical and feasible addition to the Sleepy Hollow Subdivision First Phase and Sleepy Hollow Subdivision Second Phase, First and Second Filing, and that the extension of basic services such as the pressurized water system, sewage disposal system and streets and other services available to the residents of the sub-

division, can reasonably be furnished to the area proposed to be annexed, it being understood that the Declarant shall be financially responsible for the expansion and construction of said pressurized water system and sewage disposal system and streets;

4. That the area sought to be annexed is contiguous with or adjacent to the Sleepy Hollow Subdivision First Phase and Sleepy Hollow Subdivision Second Phase, First and Second Filing.

NOW THEREFORE BE IT RESOLVED that the lands described in Exhibit A as the Sleepy Hollow Subdivision Third Phase should be annexed to the Sleepy Hollow Subdivision First Phase and Sleepy Hollow Subdivision, Second Phase, First and Second Filing, Campbell County, Wyoming.

BE IT FURTHER RESOLVED that the Common Area including; Greensburgh Avenue, Mather Avenue, Daredevil Avenue, Van Brunt Court, Pumpkin Court, Dietrich Court, Knickerbocker Street and Sleepy Hollow Boulevard; the pressurized water system, and the sewage disposal system and the easements therefor are as shown in the plats and the dedications thereof recorded in Book 3, Plats pages 187 & 188 in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming.

BE IT FURTHER RESOLVED that the undersigned Declarant and the Third Phase owners hereby declare that all of the properties described in Exhibit A shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof except as to those lands conveyed to or dedicated for use by federal, state, or local government or agency thereof.

STATE OF WYOMING }
 Campbell County } ss.

Filed for record this 17th day of June A.D. 19 82 at 10:16 o'clock a.M. and recorded in Book 618
 of Photos on page 589 Fees \$ 12.50 **513375**

County Clerk and F. Addison Register of Deeds By Deputy [Signature]

RECORDED
 ABSTRACT
 INDEXED
 CHECKED

BE IT FURTHER RESOLVED that the amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow First Phase as recorded in Book 465 of Photos, page 335 in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming are hereby adopted and by this reference made a part hereof.

BE IT FURTHER RESOLVED that Declarant shall be financially responsible for the expansion and construction of said pressurized water system and sewage disposal system and streets.

BE IT FURTHER RESOLVED that Declarant shall be entitled to Class B membership and voting rights until the happening of either of the following events, whichever occurs earlier:

1. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
2. December 31, 1983.

BE IT FURTHER RESOLVED that this resolution is conditioned upon the prior approval of the Federal Housing Administration and the Veteran's Administration in accordance with Article XI of the Restated Articles of Incorporation of the Association, and Article VIII, Section 5 of the Amended Declaration of Covenants, Conditions, and Restrictions for Sleepy Hollow First Phase.

ASSOCIATION

SLEEPY HOLLOW HOMEOWNERS' ASSOCIATION

BY: Larry E. Suchor
President



William J. Suchor
Secretary

DECLARANT COMPRISING CLASS B MEMBERSHIP

SUCHOR INVESTMENTS, INC.

BY: Larry E. Suchor
President



William J. Suchor
Secretary

OTHER THIRD PHASE OWNERS

TREND DEVELOPMENT SYSTEMS,
a Colorado partnership

BY: TREND HOMES OF NEBRASKA
INC., a Nebraska corpora-
tion, general partner

ATTEST:

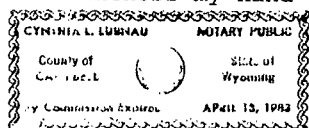
BY: _____
President

Steph F. L...
Secretary
STATE OF WYOMING)
County of Campbell) ss.



The foregoing instrument was acknowledged before me by
Larry F. Suchor, President of Sleepy Hollow Homeowners'
Association, Inc., this 30th day of April, 1982.

Witness my hand and official seal.



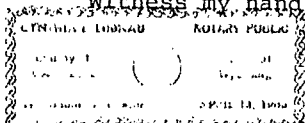
Cynthia L. Lubrau
Notary Public

My Commission Expires:

STATE OF WYOMING)
County of Campbell) ss.

The foregoing instrument was acknowledged before me by
Larry F. Suchor, President of Suchor Investments, Inc., this
30th day of April, 1982.

Witness my hand and official seal.



Cynthia L. Lubrau
Notary Public

My Commission Expires:

STATE OF COLORADO)
County of Adams) ss.

The foregoing instrument was acknowledged before me by
John D. Strauss, Jr, President of Trend Homes of Nebraska,
Inc., a general partner of Trend Development Systems, this
14th day of May, 1982.

Witness my hand and official seal.

Cendra Kay McElWhin
Notary Public

My Commission Expires: **My Commission Expires March 23, 1986**

