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RATIFICATION OF PROTECTIVE COVENANTS

This Ratification is dated May 7, 2014, by **WJJE, LLC** a Wyoming limited liability company, with an address of 506 Shoshoni, Cheyenne, Wyoming 82009, as successor to William J. Edwards, a married person (the "Owner").

RECITALS

WHEREAS, Saddle Ridge, LLC is a limited liability company comprising of two (2) members and is in the business of developing land into residential subdivisions ("Developer"). Developer was the sole owner of certain real estate in Laramie County, Wyoming that was purchased for the purpose of building the Saddle Ridge residential sub-division (the "Development").

WHEREAS, the Developer did execute on November 14, 2007 and then cause to be recorded on November 15, 2007 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision-Phase I" as recorded on November 15, 2007 at Book 2003, Page 1083 (Reception No. 487822) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "Declaration of Protective Covenants"). And that Developer did execute on July 20, 2009 and then cause to be recorded on July 22, 2009 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision-Phase I, First Amendment and Addition of Lots" as recorded on July 22 at Book 2124, Page 1 (Reception No. 527335) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "First Amendment") making certain amendments to the Declaration of Protective Covenants and adding and subjecting certain lots to the Declaration of Protective Covenants, as amended.

WHEREAS, on or around February 2010, through an agreement between members, William J. Edwards purchased a portion of the Development from Developer ("Twin Home Lots").

WHEREAS, Developer did execute on December 9, 2010 and then cause to be recorded on December 9, 2010 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision-Second Amendment and Addition of Lots" as recorded on December 9, 2010 at Book 2197, Page 740 (Reception No. 558834) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "Second Amendment") making certain amendments to the Declaration of Protective Covenants and adding and subjecting certain lots to the Declaration of Protective Covenants, as amended. And that Developer did execute on May 3, 2012 and then cause to be recorded on May 4, 2012 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision- Third Amendment and Addition of Lots" as recorded on May 4, 2012 at Book 2273, Page 1468 (Reception No. 590636) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "Third Amendment") making certain amendments to the Declaration of Protective Covenants and adding and subjecting certain lots to the Declaration of Protective Covenants, as amended. On or about January 2012, WJJE, LLC succeeded William J. Edwards, in a portion of his interest in the Twin Home Lots (as more specifically described below.) On or about February 2012, WJJE, LLC succeeded William J. Edwards, in the remainder of his interest in the Twin Home Lots (as more specifically described below.)

WHEREAS, it is, and always has been, the intent of the Owner and Developer that the Twin Home Lots always be governed under, and subject to, the same protective covenants as the Development.

NOWHEREFORE, in consideration of the mutual interest in the construction of a cohesive residential development, the common governance thereof, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Owner hereby ratifies and grants the following lands as being subject to the Declaration of Protective Covenants, as amended:

Twin Home Lots:

- Lots 1 – 38, Block 4, Saddle Ridge Subdivision (38 lots)
- Lots 1 – 30, Block 5, Saddle Ridge Subdivision (30 lots)
- Lots 1 – 22, Block 6, Saddle Ridge Subdivision (22 lots)

Lots 1 – 16, Block 8, Saddle Ridge Subdivision (16 lots)
 Lots 1 – 22, Block 9, Saddle Ridge Subdivision (22 lots)
 Lots 1 – 26, Block 10, Saddle Ridge Subdivision (26 lots)
 Lots 2 - 13, Block 1, 5th Filing, Saddle Ridge Subdivision (12 lots)
 Lots 1 – 10, Block 1, 6th Filing, Saddle Ridge Subdivision (10 lots)
 Lots 1 – 10, Block 2, 6th Filing, Saddle Ridge Subdivision (10 lots)

This Ratification hereby binds the Twin Home Lots, and makes them subject to, all amendments to the Declaration of Protective Covenants executed and recorded by Developer.

This Ratification in no way grants to Developer any ownership or title in the Twin Home Lots.

This Ratification is a covenant running with the land and the terms, conditions and provisions of this Ratification shall extend to and be binding upon the Owner, its heirs, executors, administrators, successors, and assigns.

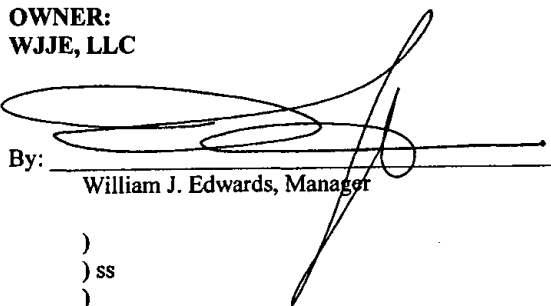
In the event any provision or any portion of any provision of this Ratification is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision, portion thereof, or applicable Lots, shall be considered to be deleted, and the remainder of this Ratification shall constitute the entire Ratification.

This Ratification shall not be construed against the Owner in the event of an ambiguity or other form of dispute as to its interpretation.

This Ratification shall be recorded in the real property records of the Clerk and recorder of Laramie County, Wyoming.

IN TESTIMONY WHEREOF, the undersigned, have hereunto executed this Ratification of Protective Covenants on the day first above written.

**OWNER:
 WJJE, LLC**


By: 

 William J. Edwards, Manager

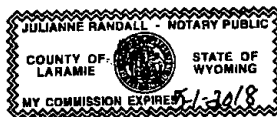
STATE OF WYOMING)
) ss
 COUNTY OF LARAMIE)

This instrument was acknowledged before me on the 7th day of May, 2014 by William J. Edwards, as Manager of WJJE, LLC and that he executed the Ratification of Protective Covenants and acknowledged the Ratification of Protective Covenants to be the free and voluntary act, and on oath stated that he is authorized to execute this Ratification of Protective Covenants and in fact executed the Ratification of Protective Covenants on behalf of WJJE, LLC.

Witness my hand and official seal.


 Notary Public

My Commission Expires: 5-1-2018



After Recording Return To:
 Saddle Ridge, LLC
 506 Shoshoni Street
 Cheyenne, WY 82009

RECORDED 5/07/2014 AT 4:16 PM REC# 637496 BK# 2388 PG# 1018
 REBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 2.