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LAND DESCRIPTIONS

TRACT 1

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 2

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 3

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 4

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 5

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 6

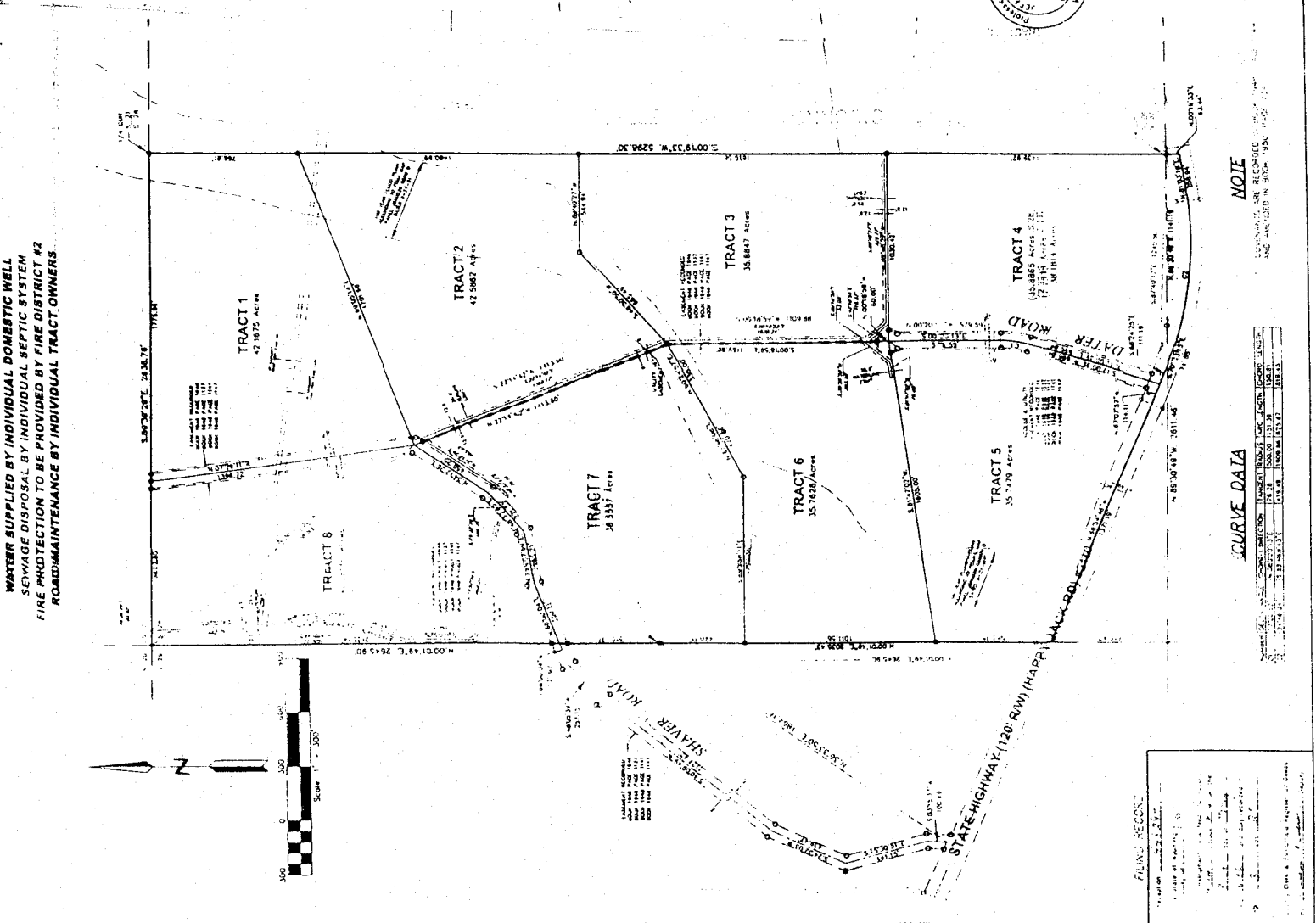
A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 7

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

TRACT 8

A tract of land situated in a portion of the west half (WH) of Section 26, Township 14 North, Range 68 West of the 6th P.M., Laraine County, Wyoming, more particularly described as follows:  
Beginning at the northeast corner of said west half of said Section 26, thence S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.



**WATER SUPPLIED BY INDIVIDUAL DOMESTIC WELL  
SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM  
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2  
ROAD/MAINTENANCE BY INDIVIDUAL TRACT OWNERS**

**CERTIFICATE OF SURVEYOR**  
I, James H. [Name], Registered Professional Land Surveyor in the State of Wyoming, hereby certify that the foregoing plat and description of land is a true and correct copy of the original field notes and computations of said survey and that the same conform to the provisions of the laws of this State relating to surveys.

**LEGEND**  
S 00°19'33" W, along the east line of said west half, a distance of 3586.30 feet to the south quarter corner of said Section 26, thence S 89°56'11" E, along said east line, a distance of 1400.99 feet, thence N 89°56'11" E, along said east line, a distance of 1400.99 feet to the point of beginning. Containing 42.5852 acres more or less.

**NOTE**  
ACRES SHOWN ARE APPROXIMATE AND NOT NECESSARILY EXHAUSTIVE.

**FILED RECORD**  
This plat was filed for record in the office of the County Clerk of Laraine County, Wyoming, on this 15th day of [Month], 2008.

**SCURIE DATA**  
[Table with columns for Tract, Area, and other data]

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
108 WEST 34th STREET, P.O. BOX 2073  
PHOENIX, ARIZONA 85009

# DECLARATION OF PROTECTIVE COVENANTS FOR SILVER CROWN ESTATES

SILVER CROWN ESTATES, L.L.C. "Owner," is the owner of a certain parcel of land known as Silver Crown Estates (hereinafter referred to as the "Property"), situated in Laramie County, State of Wyoming and more specifically described as:

A tract of land situated in a portion of the West Half (W 1/2) of Section 28, Township 14 North, Range 68 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming. Said tract being all that part of said W 1/2 lying north of the centerline of Happy Jack Road, more particularly described as follows:

Commencing at the south quarter corner of said Section 28; thence N.89°30'49"W., along the south line of said Section 28, a distance of 1141.19 feet to the centerline of Happy Jack Road, said point being on a spiral curve; thence N.67°45'41"W., along said centerline, on the chord of said spiral curve, a distance of 225.29 feet; thence N.66°54'46"W., along said centerline, a distance of 1371.19 feet to the west line of said Section 28; thence N.00°01'49"E., along said west line, a distance of 2035.43 feet to the west quarter corner of said Section 28; thence N.00°01'49"E., along the west line of said Section 28, a distance of 2645.90 feet to the northwest corner of said Section 28; thence S.89°39'29"E., along the north line of said Section 28, a distance of 2638.76 feet to the north quarter corner of said Section 28; thence S.00°19'33"W., along the east line of said W 1/2, a distance of 5298.30 feet, to the point of the beginning. Containing 308.85 acres more or less.

A tract of land situated in a portion of the Northwest Quarter (NW 1/4) of Section 33, Township 14 North, Range 68 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming. Said tract being all that part of said NW 1/4 lying north of the centerline of Happy Jack Road, more particularly described as follows:

Commencing at the north quarter corner of said Section 33; thence N.89°30'49"W., along the north line of said Section 33, a distance of 1141.19 feet to the centerline of Happy Jack Road, said point being on a spiral curve; thence S.70°23'15"E., on the chord of said spiral curve of said highway centerline, a distance of 74.65 feet; thence 825.87 feet along a curve concave Northerly, said curve having a radius of 1909.86 feet and a central angle of 24°46'34" (chord direction of S.83°48'43"E., chord length of 819.45 feet); thence N. 81°03'18"E., on the chord of a spiral curve of said highway centerline, a distance of 258.94 feet to the east line of said NW 1/4; thence N.00°19'33"E., along said east line, a distance of 63.44 feet to the point of beginning. Containing 2.29 acres more or less.



Silver Crown Estates, for the purpose of preserving, protecting and enhancing the value, and overall attractiveness of the Property, its natural beauty, and its desirability for use as a quality residential area, and in furtherance of a common plan, does hereby covenant, agree and make the following Declaration of Protective Covenants:

1. **Term:** These covenants, conditions and restrictions shall run with the land and shall be binding upon all owners of the Property and persons claiming under them for a period of twenty (20) years following the date of this instrument, after which time the same shall be automatically extended for successive periods of twenty (20) years each, unless an instrument of cancellation signed by the then owners of the Property has been recorded.

2. **Definitions:**

A. "Parcel(s)" shall mean the eight parcels shown on the Record of Survey and also includes any parcel within the Property that is divided subsequent to the date of this document in accordance with the provisions hereof and applicable law.

B. "Record of Survey" means the survey of the Property on file at the offices of the Owner and which may be recorded in the office of the Laramie County Clerk, Laramie County, Wyoming, as may hereafter be amended, including amendment by virtue of expansion as provided for in paragraph 4.

C. "Second Hand Business" means the business of buying and selling previously used equipment and other personal property.

3. **Expansion:** Owner reserves the right to develop adjacent land and incorporate said adjacent land within this Declaration by specific reference thereto. Any such expansion to be included within this Declaration shall be subject to the terms and conditions of this Declaration upon expansion, but may include reasonable variances.

4. **Parcel Uses and Splits:** No Parcel shall be used except in accordance with Laramie County zoning and building permit requirements, if any, as may be in effect from time to time and in accordance with this Declaration. Property owners shall be allowed to subdivide their property so long as no parcel is subdivided before January 1<sup>st</sup> of the year 2030, so long as no parcel is created that is less than fifteen (15) acres in size, and so long as said subdivision is done in accordance with all applicable Wyoming subdivision laws and Laramie County Planning and Zoning Regulations.

5. **Restrictions on Placement of Improvements on a Parcel:** No structures or improvements (other than acceptable fencing) shall be located upon a Parcel within one hundred (100) feet of any existing road right-of-way as shown on the Record of Survey except for a property entrance and address sign to identify the property and occupants, as set forth in paragraph 7 below, which must comply with applicable governmental regulations and may not be placed on an easement. The minimum setbacks from side parcel lines or easements (other than road right-of-ways) and rear parcel lines and/or easements shall be one hundred (100) feet. No improvements shall

be permitted to interfere with the natural flow of drainage runoff. With the exception of fencing, setback requirements shall apply to any and all permanent improvements of any nature including, but not limited to, wells and septic systems. If a parcel owner combines two or more parcels into one parcel, the interior lines of said combined parcels may be disregarded and the applicable setbacks shall be computed from the exterior parcel lines of said combined parcel. No more than two residential buildings shall be permitted on any parcel. All residential buildings will be a minimum of 2,000 square feet of living space with a minimum of 1,750 square feet on any one level. All residential building shall be constructed of logs or at least 30% masonry facing. All buildings shall comply with paragraph 17. No more than three (3) outbuildings (including barns) shall be permitted on any Parcel. The maximum size of any outbuilding shall be six thousand (6,000) square feet and the maximum height of the sidewalls and/or eaves of any outbuilding shall be sixteen (16) feet. All utility laterals and/or service extensions from the main utility connection(s) to the principal residence shall be underground.

**6. Fences:** No fence shall be placed within any ingress, egress, or rights-of way. All interior property fences shall be constructed with rock, masonry, wood, barbed wire or chain link materials. Any and all fencing shall not include unsightly materials such as used tires, pallets, or sheet metal. To ensure the safety of native animals such as Pronghorn Antelope and Mule Deer all new property boundary line wire fencing shall be constructed with four (4) strands of wire with the bottom wire being smooth (no barbed wire). The top strand shall be between thirty-eight inches (38") to forty inches (40") above the ground and the bottom wire shall be no less than fifteen inches (15") above the ground. The cost of construction and maintenance of all fences shall be borne by the Parcel owner. The cost of construction and maintenance of common line fences within Silver Crown Estates may be shared equally by corresponding lot parcel owners if they agree. The owner of any tract sharing a border with Owner will be fully responsible for the construction and maintenance of any fence. Each parcel owner is responsible for constructing and maintaining a fence to keep their livestock on their own property. Cattle owned or leased by Francis Livestock Company and cattle that Francis Livestock Company has approved to graze on Francis Livestock Company land, will have access to all property until it is properly fenced.

**7. Signs:** Signs (including, but not limited to For Sale or For Rent signs) are not permitted on the Parcel, except for signs that identify the address and/or the owner of the Parcel, which signs will not exceed six (6) square feet. Notwithstanding, five (5) years from the date of execution of these Restrictions, For Sale or For Rent signs will be permitted so long as they are neatly painted and maintained and do not exceed six (6) square feet. None of the sign restrictions in this Declaration apply to the Owner, their agent(s) or their assigns or successors, for the purpose of selling the Parcels, or to location, directional or street signs.

**8. Trash:** No Parcel may be used for temporary or permanent storage of rubbish or trash (collectively, garbage). All garbage must be disposed of in accordance with any applicable state law or county regulations. No garbage may be kept on any Parcel except in covered containers and screened from view from adjacent properties. Unless prior approval has been obtained through the local governing fire protection agency, no open burning of trash or other combustible materials, including grass or weeds, is allowed.

9. **Junk Yards, Second-Hand Business, Vehicle Storage:** No Junk Yards or Second-Hand businesses shall be conducted on any Parcel. No vehicle may be stored, maintained, constructed, reconstructed or repaired on any part of any Parcel except when said vehicle is not visible from any public roadway or any adjoining Parcel.
10. **Allowable Businesses:** No business shall be allowed on any Parcel.
11. **Hazardous Materials:** No hazardous or toxic materials may be kept, used or stored on any Parcel. The terms hazardous and toxic materials includes any material which is considered hazardous or toxic under Federal, State or local law or regulation. Small quantities intended for normal household use will be allowed.
12. **Nuisances, Noxious or Offensive Activity:** No nuisance or noxious or offensive activity shall be carried on upon or from any Parcel. The unnecessary, prolonged or indiscriminate creation of such things as excessive noise, dust, fumes or odors is prohibited. There shall be no all night outdoor lighting greater than that of a 100-watt incandescent light bulb. All outdoor lighting shall be shielded lighting that is constructed and used in such a manner as to not cause any disturbance for any other resident or residents of adjoining parcels.
13. **Sanitary Facilities:** All sanitary facilities shall comply with local, state and federal law.
14. **Livestock and Other Animals:** All domestic animals will be contained to the property of their owners. Animal debris shall be disposed of in a manner so as not to cause a visual or odor nuisance. No swine or bison shall be raised, bred or kept on any Parcel. No chickens or ducks may be raised, bred or kept for commercial purposes on any Parcel. No more than a total of four horses and/or cattle, or twelve sheep may occupy any Parcel provided the Parcel has been adequately fenced so as to prevent the movement of livestock from the Parcel. No stockyard, dairy or kennel shall be permitted on any Parcel. All parcels shall be governed by the same standards that are set forth in regulations of the Bureau of Land Management for Central Wyoming regarding overgrazing and no Parcel shall be overgrazed to the extent that weeds begin to grow or the ground is barren to the extent that soil erosion (caused by water or wind) occurs and creates extensive dust.
15. **Motor Vehicles, Machinery & Equipment:** All vehicles or motors must be operated with a muffler. No vehicles, trailers or any other vehicular equipment including vehicles with tracks, shall be parked on any roadway which provides common access to and within the Property. No more than two (2) Recreational Vehicles (RVs), fifth-wheels, travel or camp trailers, horse trailers, boats, boat trailers and like vehicles and equipment shall be parked outside of a garage or outbuilding provided that such vehicles and equipment shall be parked out of the general view of adjacent Parcel owners and away from the side of residence that faces a common access roadway.
16. **Parcel Maintenance:** Each Parcel, including landscaping and improvements thereon must be maintained and kept clean at all times by the owner. Trash will be stored in appropriate containers. Vegetation will be kept to a maximum height of 12 inches within

30 feet of private roads and buildings, except for gardens, trees and decorative vegetation. Noxious weeds will be controlled in accordance with the Laramie County Weed Standards.

**17A. Construction Requirements:** All dwellings and improvements shall be constructed to meet the minimum requirements of this Declaration and each of the following codes and regulations in effect at the time of such construction.

- (a) Uniform Building Code
- (b) Uniform Plumbing Code
- (c) Uniform Mechanical Code
- (d) National Electrical Code
- (e) Laramie County Department of Environmental Health regulation
- (f) FHA Building Requirements

**17B. Manufactured/Modular Homes:** No Manufactured/Modular Homes will be allowed in Silver Crown Estates.

**17C. Architectural Control:** No building shall be erected, placed or altered on any lot until the construction plans and specifications and site plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevations. All construction shall be new and no building or buildings may be removed from another location to any site within this subdivision. Approval by the Architectural Control Committee shall be as provided in paragraph #18.

**18. The Architectural Control Committee:** The Architectural Control Committee shall be composed of Owner and any Silver Crown Estates property owners that Owner allows join the committee. Owner shall be the designated representative for the committee. In the event of death or resignation of Owner, his successor in the Francis Livestock Co. shall become his successor on the Architectural Control Committee. In the event of death or resignation of any other member of the committee, the remaining members shall have full authority to designate a successor. None of the members of the committee, nor their designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. After thirty years from the date of this instrument, the then record owners of a majority of the lots shall have the power, through a duly recorded written instrument, to change the membership of the committee or to amend any powers or duties of the committee.

**19. Oil and Mining Operations:** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

**20. Travel Trailers, Recreational Vehicles:** No Mobile Home, Manufactured Home, travel or camp trailer or RV may be used as a permanent residence. One (1) travel or camp trailer or RV may be used for temporary residential use only if the use extends for

not more than three (3) consecutive months, nor more than a total of six (6) months in any calendar year, with the exception that one (1) travel or camp trailer or RV may be used as a temporary residence for up to one (1) year if the occupant has been issued a building permit by Laramie County and is diligently proceeding to construct a permanent residence upon the Parcel.

**21. Land Clearing and Excavation:** There shall be no clearing of the vegetation on any Parcel, except underbrush, or for grading, except to the extent necessary to accommodate access, parking areas, and improvements. No refining operations of any kind shall be permitted on any parcel. No underground fuel tanks shall be permitted on any parcel.

**22. Enforcement:** The legal or equitable owner of any Parcel and the Owner shall have the right, but not the obligation, to enforce the covenants, conditions and restrictions set forth in this Declaration and any amendments thereto or prevent a violation of the same, by any proceeding at law or in equity, including actions for damages or injunctive relief. Failure by any person entitled to enforce any covenant or restriction contained in this Declaration shall not constitute a waiver of the right to do so at any time thereafter. Any person who violates these covenants, conditions and restrictions shall be liable for all costs incurred in the enforcement of the same by any person entitled to enforce them and shall also be liable for reasonable attorneys' fees incurred as a result of the enforcement, whether suit is commenced or not.

**23. Amendments:** This Declaration may be amended at any time by an instrument which has been signed by the Owner and the owners of the Parcels comprising not less than sixty-six and two-thirds percent (66 2/3%) of the total land area comprising the Property and recorded in the office of the Laramie County Clerk; provided, however that so long as the Owner owns six or more Parcels of Silver Crown Estates, no amendment to this Declaration shall be effective unless signed by the Owner, its assigns or successors, which signature may be withheld in its sole discretion. Owner expressly reserves the right to grant any reasonable exceptions to the restrictions on placement of improvements specified in paragraph 6.

**24. Owner's Special Rights:** So long as the Owner owns a beneficial interest in any of the Property, or if it owns any of the Property, there is reserved to it and its successors and assigns the powers and rights ("Owner Rights") enumerated below:

- a. The power and right to amend the Record of Survey and legal descriptions of the Property, except to those Parcels which have been sold or are under contract to be sold and to withdraw or add additional real estate to the Property;
- b. The power and right to create easements and rights-of-way, except to those Parcels which have been sold or are under contract to be sold;
- c. The power and right to divide or combine Parcels, except to those Parcels which have been sold or are under contract to be sold;
- d. The power and right to exercise all expansion rights provided for in paragraph 3, except to those Parcels which have been sold or are under contract to be sold;



- e. The power and right to maintain sales offices, a management office, models and signs advertising the Property and directing prospects to the Property, conduct tours of the Property, and conduct any event or promotion desired by the Owner in its exclusive discretion to assist its sales activities, except to those Parcels which have been sold or are under contract to be sold; and
- f. The power and right to grant any reasonable requests for waivers of any of the provisions of this Declaration, in its sole discretion.

**25. Document Distribution:** This Declaration of Protective Covenants shall be of a public record and, as such, available to anyone with an interest in the recorded Record of Survey. At the time of purchase offer, any offerer shall be supplied with, and acknowledge in writing that they have received and have had the opportunity to review, this declaration of Protective Covenants.

IN WITNESS WHEREOF, this declaration of protective Covenants has been executed this 16<sup>th</sup> day of May, 2006.

SILVER CROWN ESTATES, L.L.C.

By: John Francis  
Its authorized officer

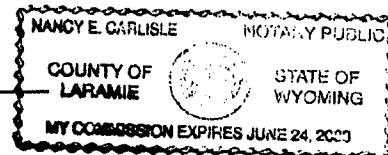
STATE OF WYOMING     )  
  ) ss.  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2006 by John Francis.

Witness my hand and official seal.

Nancy E Carlisle  
Notary Public

My Commission Expires: June 24, 2008



**AMENDMENTS TO  
DECLARATION OF PROTECTIVE COVENANTS FOR  
SILVER CROWN ESTATES, L.L.C**

**RECORDED ON MAY 17, 2006, BOOK 1948 PAGE 1149**

SILVER CROWN ESTATES, L.L.C. "Owner," as the owner of eight parcels within Silver Crown Estates, situated in the West Half (W 1/2) of Section 28, Township 14 North, Range 68 West of the 6<sup>th</sup> P.M. and that portion of the Northwest Quarter (NW 1/4) of Section 33, Township 14 North, Range 68 West of the 6<sup>th</sup> P.M. lying north of the centerline of Happy Jack Road, Laramie County, State of Wyoming and more specifically described in the Declaration of Protective Covenants, hereby amends the Declaration of Protective Covenants pursuant to paragraph 23 by replacing the original paragraphs and adding a paragraph 26 as follows:

**2. Definitions:**

**B.** "Record of Survey" means the survey of the Property on file at the offices of the Owner and which may be recorded in the office of the Laramie County Clerk, Laramie County, Wyoming, as may hereafter be amended, including amendment by virtue of expansion as provided for in paragraph 3.

**5. Restrictions on Placement of Improvements on a Parcel:** No structures or improvements (other than acceptable fencing) shall be located upon a Parcel within one hundred (100) feet of any existing road right-of-way as shown on the Record of Survey except for a property entrance and address sign to identify the property and occupants, as set forth in paragraph 7 below, which must comply with applicable governmental regulations and may not be placed on an easement. The minimum setbacks from side parcel lines or easements (other than road right-of-ways) and rear parcel lines and/or easements shall be one hundred (100) feet. No improvements shall be permitted to interfere with the natural flow of drainage runoff. With the exception of fencing, setback requirements shall apply to any and all permanent improvements of any nature including, but not limited to, wells and septic systems. If a parcel owner combines two or more parcels into one parcel, the interior lines of said combined parcels may be disregarded and the applicable setbacks shall be computed from the exterior parcel lines of said combined parcel. No more than two residential buildings shall be permitted on any parcel. All residential buildings will be a minimum of 2,000 square feet of living space, including any basement, with a minimum of 1,750 square feet on at least one level at grade level or above. All residential building shall be constructed of logs or have log siding or at least 30% masonry facing. All buildings shall comply with paragraph 17. No more than three (3) outbuildings (including barns) shall be permitted on any Parcel. The maximum size of any outbuilding shall be six thousand (6,000) square feet and the maximum height of the sidewalls and/or eaves of any outbuilding shall be sixteen (16) feet. All utility laterals and/or service extensions, including those from the main utility connection(s) to the principal

residence or any outbuilding and those between the principal residence and any outbuilding, shall be underground.

7. **Signs:** Signs are not permitted on the Parcel, except for signs that identify the address and/or the owner of the Parcel, For Sale signs, or For Rent signs, which signs will not exceed six (6) square feet. None of the sign restrictions in this Declaration apply to the Owner, their agent(s) or their assigns or successors, for the purpose of selling the Parcels, or to location, directional or street signs.

18. **The Architectural Control Committee:** The Architectural Control Committee shall be composed of Owner and any Silver Crown Estates property owner that Owner allows to join the committee. Owner shall be the designated representative for the committee. In the event of death or resignation of Owner, his successor in the Francis Livestock Co. shall become his successor on the Architectural Control Committee. In the event of death or resignation of any other member of the committee, the remaining members shall have full authority to designate a successor. None of the members of the committee, nor their designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. After thirty years from the date of this instrument, the then record owners of a majority of the lots shall have the power, through a duly recorded written instrument, to change the membership of the committee or to amend any powers or duties of the committee.

As of May 2006, the Architectural Control Committee can be contacted through the authorized representative of Silver Crown Estates, L.L.C.:

John Francis  
P.O. Box 365  
Cheyenne, WY 82003

The authorized representative of Silver Crown Estates, L.L.C. is subject to change without notice. A current contact for Silver Crown Estates, L.L.C. can be obtained from the Wyoming Secretary of State.

19. **Oil and Mining Operations:** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

23. **Amendments:** This Declaration may be amended at any time by an instrument which has been signed by the Owner and the owners of the Parcels comprising not less than sixty-six and two-thirds percent (66 2/3%) of the total land area comprising the Property and recorded in the office of the Laramie County Clerk; provided, however that so long as the Owner owns six or more Parcels of Silver Crown Estates, no amendment to this Declaration shall be effective unless signed by the Owner, its assigns or successors, which



signature may be withheld in its sole discretion. Owner expressly reserves the right to grant any reasonable exceptions to the restrictions on placement of improvements specified in paragraph 5.

26. **Water:** There is no public water supply available for Silver Crown Estates.

IN WITNESS WHEREOF, these amendments to the declaration of protective Covenants has been executed this 25<sup>th</sup> day of May, 2006.

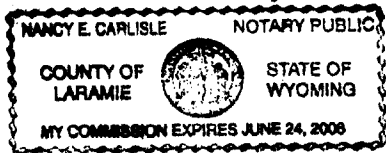
SILVER CROWN ESTATES, L.L.C.

By: John Francis  
John Francis  
Authorized officer

STATE OF WYOMING    )  
                                  ) ss.  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May 2006 by John Francis, Authorized Officer for Silver Crown Estates, L.L.C.

Witness my hand and official seal.



Nancy E. Carlisle  
Notary Public

My Commission Expires: June 24, 2006