KNOW ALL MEN BY THESE PRESENTS:

COMES NOW the undersigned as owners of all that certain real property situate in Natrona County, State of Wyoming, and known as T J Ranches Subdivision, and more particularly described as follows:

Lots 1 through 6, T J Ranches Subdivision, located in the SW1/4NW1/4, Section 26, TN33N, R80W, Natrona County, Wyoming, constituting 17.77 acres

and hereby declare and impose upon all of said property the following restrictions and limitations governing the use and development of any and all portions within said property.

ARTICLE I
PROTECTIVE COVENANTS

1.1 All numbered lots or parts thereof as indicated on the plat, a copy of which is attached hereto, shall be used solely for those uses consistent with the zoning classification of said property as designated under the Natrona County Zoning Resolution. Presently, the zoning is designated as light density residential. No lot shall hereafter be divided. Each dwelling constructed on said property shall:

A. Contain, when completed, not less than 1800 square feet of useable living space, exclusive of any cellar, except that any split level dwelling shall contain not less than 1900 square feet.

B. Be so situated on a lot so that no portion thereof shall be closer than fifty (50) feet from the street or roadway boundary, and the same distance from each side boundary, provided; however, that an exception may be granted by the T J Ranches Homeowners Association Board of Directors when required by topography or physical conditions.
C Conform with all uniform building codes enacted by the Natrona County Planning and Zoning Commission.

1.2 For horses and pets allowed pursuant to the Natrona County Zoning Resolution, to be kept, the owner or owners thereof shall provide proper shelter for such animals, which shelter shall provide aesthetic harmony with the house and shall be kept repaired and painted at all times, keep the same contained, and the entire premises shall be kept clean and sanitary at all times. In the event a controversy should arise regarding the keeping of horses and pets and cleanliness and sanitary conditions thereof, such disputes shall be determined by the Natrona County Health Department. In addition, the owner of each lot shall not permit the accumulation of weeds, brush, rubbish, junk, junk cars of any kind, appliances, etc., or allow or permit said premises or the animals therein to become a nuisance.

1.3 No tents, house trailers or other temporary living quarters, or shed or temporary buildings of any kind shall be moved on, set up, or built on any lot, provided however, that temporary sheds or shelters erected by building contractors or builders of residence or other permitted buildings shall be allowed, but in no event for a period longer than one (1) year.

1.4 The covenants and restrictions herein contained are mutual considerations accepted and entered into by and among all purchasers and owners of lots or parcels within this Subdivision and shall be covenants running with the land, binding upon the dedicators of this Subdivision, and all purchasers and owners of lots and parcels herein, and upon their heirs, personal representatives, successors and assigns through December 31, 1995, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the tracts
has been recorded agreeing to change said covenants in whole or in part.

1.5 Enforcement shall be by any proceedings at law or in equity against any
person or persons violating or attempting to violate the aforesaid provisions, restrictions
and covenants, either to restrain violations or to recover damages, or both.

1.6 Invalidation of any one of these restrictions by judgments or court order shall
in no way affect any of the other provisions which shall remain in full force and effect.

ARTICLE II
CONDITIONS AND PROVISIONS
ESTABLISHING HOMEOWNERS’ ASSOCIATION

The Common Area shall be those areas owned by the T J Ranches Homeowners
Association as well as that area owned by the Skyline #2 Homeowners’ Association, Inc.,
and further described as follows:

Streets, roads and thoroughfares, together with a school bus
and mail pick-up area, as shown on the Subdivision plat for
the purpose of maintaining, improving and providing access to
the lots.

2.1 Membership in the T J Ranches Homeowners Association.

Except as noted herein, all persons, corporations, or associations who own or acquire
the title in fee to any of the land located in the T J Ranches Subdivision, by whatever means
acquired, shall automatically become members of the Association, a Wyoming corporation
not for profit, in accordance with the Articles of Incorporation of said Association as
presently in effect and filed with the Secretary of State of Wyoming and as the same may be
duly amended from time to time. George E. Spiva and Debra R. Spiva, owners of Lot 6 of
T J Ranches Subdivision are excluded as members of the Association. However, any
successor or assigns to Lot 6 of the T J Ranches Subdivision shall automatically become
members of the Association as the date of said conveyance.
22 Owners' Easements of Enjoyment.

Every owner shall have a right and easement of enjoyment in and to the Common Area, which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

A. The right of the Association to charge reasonable fees for the use and maintenance of the Common Area or any part thereof.

B. The right of the Association to suspend voting rights of, and the use of any of the Common Area, by an owner for any period during which an assessment against the owner's lot is due but unpaid.

C. The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and upon such conditions as agreed to by the members of the Association, provided; however, no such dedication or transfer shall be effective unless a resolution has been adopted by two-thirds (2/3rd's) of the owners who cast votes in person or in proxy at a meeting duly called for such purpose.

23 Delegation of Use.

An owner may delegate in accordance with the Bylaws, his right or enjoyment to the Common Area to the members of his family, his tenants, invitees, guests, or contract purchasers.

24 Membership.

Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to, and may not be separated from ownership of any lot which is subject to assessment.
25 **Creation of the Lien and Personal Obligation of Assessments.**

The owners of each lot within the properties, hereby covenants, and the owner of each lot, his heirs, successors and assigns, by acceptance of a deed or execution of a contract to purchase therefor, whether or not expressed in such deed or contract, is and shall be deemed, to covenant and agree to pay to the Association:

1. Annual assessments or charges; and

2. Special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney's fees, if any, for collection shall constitute a charge on the land and shall be a continuing lien upon the lot (being deemed to be each lot shown on the original Subdivision plat or as divided by separate conveyances from the developers) against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the owner of the lot at the time the assessment was due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them, though the lien shall, in any event, continue as a charge against the lot despite a transfer of title.

2.6 **Purpose of Assessments.**

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents within the properties and for the improvement and maintenance of the Common Area which shall include that common Area of the Skyline #2 Homeowners' Association, Inc.
27  **Special Assessments for Capital Improvements.**

In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment for capital improvements shall have the assent of two-thirds (2/3rd’s) of the votes of those owners who cast votes in person or by proxy at a meeting duly called for this purpose.

28  **Notice and Quo: m for Any Action Authorized.**

Written notice of any meeting called for the purpose of taking any action authorized herein shall be sent to all owners not less than thirty (30) days, nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of owners or of proxies entitled to cast sixty percent (60%) of all of the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the meetings originally called for such purpose.

29  **Uniform Rate of Assessment.**

Both annual and special assessments must be fixed at a uniform rate for all lots (including within such term, tracts resulting from subdivision of the platted lots by an initial conveyance from the developers) and may be collected on a monthly basis or such other basis as agreed upon by the Board of Directors.

2.10  **Date of Commencement of Annual Assessments: Due Dates.**

The annual assessments provided for herein shall commence as to all lots on the
first day of the month following the date of the conveyance of the Commons Area to the Association. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period (which, unless changed by the Board of Directors, shall be the calendar year), provided; however, failure of the Board to fix an assessment within the time provided therefor shall not preclude the Board thereafter from fixing an assessment for the annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto at least thirty (30) days prior to the due date. The due dates shall be established by the Board of Directors. The Association shall, upon demand of the owner or a person authorized by the owner, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

2.11 Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessment not paid within thirty (30) days after the due date, shall bear interest from the due date at the rate of eight percent (8%) per annum. The Association, may at its option, bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided.

SIGNED AS THE OWNERS OF T J RANCHES SUBDIVISION.

Lot 1: 
Gary Thomas

Lot 1: 
Leisa D. Thomas
Lot 2: David Thomas
    David Thomas

Lot 2: Julie Thomas
    Julie Thomas

Lot 3: Kevin Overby
    Kevin Overby

Lot 3: Kathy Overby
    Kathy Overby

Lot 4: Steve Thomas
    Steve Thomas

Lot 4: Johnnye Thomas by Power of Atty.
    Johnnye Thomas

Lot 5: George Spiva
    Gary Thomas

Lot 6: George Spiva
    George E. Spiva

Lot 6: Debra R. Spiva
    Debra R. Spiva

STATE OF WYOMING
COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by GARY THOMAS this day of October, 1993.

Witnessey

[Signature]
Notary Public

My Commission Expires:
May 30, 1995
STATE OF WYOMING  )
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by LEISA THOMAS this
13 day of October, 1993.
Witness my hand and official seal.

[Signature]
Notary Public

STATE OF WYOMING  )
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by DAVID THOMAS this
day of December, 1993.
Witness my hand and official seal.

[Signature]
Notary Public

Commission Expires:
6-26-96

STATE OF WYOMING  )
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by JULIE THOMAS this
day of December, 1993.
The foregoing instrument was acknowledged before me by KEVIN OVERBY this 30 day of December, 1993.

Notary Public

The foregoing instrument was acknowledged before me by KATHY OVERBY this 30 day of December, 1993.

Notary Public
STATE OF WYOMING  )
                 ) ss.
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by STEVE THOMAS this
22 day of November, 1993.
Witness my hand and official seal.

Betty J. Wittrock
Notary Public

STATE OF WYOMING  )
                 ) ss.
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by JOHNNIE THOMAS this
22 day of November, 1993.
Witness my hand and official seal.

Betty J. Wittrock
Notary Public

STATE OF WYOMING  )
                 ) ss.
COUNTY OF NATRONA  )

The foregoing instrument was acknowledged before me by GARY THOMAS this
____ day of _____________, 1993.
Witness my hand and official seal.

My Commission Expires:

STATE OF WYOMING

) ss.

COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by GEORGE E. SPIVA this 13 day of October, 1993.

Witness my hand and official seal.

Notary Public

STATE OF WYOMING

) ss.

COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by DEBRA R. SPIVA this 13 day of October, 1993.

Witness my hand and official seal.

Notary Public