

945438

945438 Book 2556 of PHOTOS

Page 00678

SANDRA ESTATES

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION  
OF SANDRA ESTATES

Evert and Kelli Jo Hill, for themselves and their assignees, hereby make the following covenants and restriction and they shall apply to and run with the conveyed land; all successive future owners and occupants have the same right to invoke and enforce the covenants. The covenants shall apply to the following property described as:

Sandra Estates, a subdivision of the SW 1/4 of the SW 1/4 of Section 8, T 50 N, R 69 W of the 6th, P.M., Campbell County, Wyoming

Definitions:

"Association" shall mean and refer to SANDRA ESTATES HOMEOWNER'S ASSOCIATION, a nonprofit Wyoming association, its members, successor and assigns.

"Owner" shall mean the record owner of a fee simple title to any Lot which is a part of the Subdivision.

"Common Area" shall mean utility easements and other property owned by the Association for the common use and enjoyment of the owners.

"Declarant" shall mean Evert and Kelli Jo Hill or their successors and assigns.

"Member" shall mean every person or entity who is an owner of a lot.

"Board of Directors" or "Board" shall refer to the duly elected Board of Directors of the Association.

Section 1. Lots are for residential purposes only.

Section 2. Construction. Singlewides, Doublewides, Modular Homes and Stick Built Homes allowed, and no home to be older than 20 years old when put on the lots. All homes must have a gable roof and be at least 1,000 square feet. Homes and skirting will need to be approved by Declarant.

Section 3. Commercial use. No part of residential lot shall be used for commercial purposes. In home businesses such as day care and Ebay will be allowed. Truckers and equipment operators may keep up to four vehicles relating to their business. No commercial signs will be allowed.

Section 4. No hunting or shooting allowed on any lot.

Section 5. Vehicles. No more than two unlicensed vehicles allowed per lot unless inside of a building or behind a solid fence or non-see through fence.

Section 6. Junk, rubbish and trash. No junk or unsightly materials stored on lot. All rubbish, junk, trash and garbage shall be removed at least twice monthly.

Section 7. Domestic Pets and Livestock. Livestock shall be permitted. No commercial enterprise of livestock will be allowed. Example: No Feedlot, commercial dog kennels, sled dog teams and etc. No more than 4 dogs allowed.

Section 8. In addition to these covenants, all State and County rules and regulations must be followed.

Section 9. Each lot owner will become a member of the association. Each lot, regardless of the number of owners, shall have one (1) vote.

Section 10. Each owner of any lot, by acceptance of a deed, agrees to pay to the Association: 1. Fees as set forth by the Board of Directors for operating reasons, assessments, or charges; and 2. Special assessments as may be needed.

Section 11. General Provisions.

A. COVENANTS RUN WITH LAND: These covenants run with the land and are binding upon all lot owners, their heirs and assigns. The lot owners agree to abide by these covenants.

B. AMENDMENT OF COVENANTS: These restrictions and covenants may be modified, amended or altered by 80% approval of the owner or owners of all the original platted tracts.

C. ENFORCEMENT: The lot owner(s), or Homeowner's Association or its equivalent, shall have the right to enforce, by any proceeding or law or equity, all covenants now or hereinafter imposed by the provisions of this declaration. Failure by the lot owner(s) to enforce any covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter. Such failure shall not prevent the lot owner(s) from enforcing any subsequent covenant violation.

D. ATTORNEY FEES: Any expense reasonably incurred in collecting and/or enforcing any of the above covenants, which shall include reasonable attorney's fees by the other lot owners or Homeowner's Association or its equivalent, shall be paid by the lot owner against whom the covenants have been successfully enforced.

E. SEVERABILITY: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the DECLARANTS herein, has hereunto set its hand and seal the \_\_\_ day of \_\_\_\_, 2010.

OWNERS:

Evert S. Hill

Kelli Jo Hill

Evert S. Hill

Kelli Jo Hill

STATE OF WYOMING

ss.

COUNTY OF CAMPBELL

S. Hill

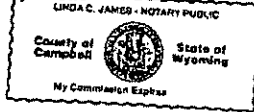
Subscribed and sworn to before me by Evert and Kelli Jo Hill this 9 day of July, 2010.

945438 Book 2568 of PHOTOS  
WITNESS my hand and official seal

Page 00678

Linda C. Jamu  
Notary Public

My commission expires: 7-30-13



945438 Recorded on 8/04/2010 at 4:34:00 Fee 14.00  
Book 2568 of PHOTOS Pages 676 to 678  
Susan F. Saunders, Campbell County Clerk BY: R. JORGENSEN

RECORDED ✓  
ABSTRACTED ✓  
INDEXED ✓  
CHECKED ✓