

RESTRICTIVE COVENANTS

The undersigned, Jimmy L. Anderson and Carol Anderson, husband and wife, being the fee owners of a portion of the following described real property: NE1/4NW1/4 of Section 23, Township 50 North, Range 72 West of the 6th P.M., Campbell County, Wyoming hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the said subdivision may be put, hereby specify that said declarations shall constitute covenants to run with all of the land above described, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitation of all future owners in said subdivision, or present owners consenting thereto by their signature being affixed thereto.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single or dual family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.
  - (a) Provided, however, that apartment houses or multiple family dwellings may be constructed in the area.
  - (b) Provided, further, a business office, or a home-type business, such as a beauty shop, may be located in a dwelling or attached thereto, without being a violation. No commercial or industrial type business, however, shall be conducted on said premises.
  - (c) That any tract or lot may also have a barn or structure for the care of livestock, so long as the same is built and maintained in a manner to conform to the other construction on the tract or lot and not depreciate the use or value of the other property in the area.
2. No store, shop, repair-shop, storage or repair garage, restaurant, dance hall, or other public place of amusement or any similar business of commercial enterprise shall be carried on or conducted upon any of the lots or tracts in said addition.
3. No trailer, basement, tent, shack, garage, barn or other out building erected on any lot or tract in the addition shall at any time be used as a residence permanently, nor shall any structure of a temporary character be used as a residence.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. All construction shall be new.
6. No dwelling shall be permitted on any lot at a cost of less than \$25,000. The ground, for area of the main structure exclusive of one story open porches and garages, shall not be less than 1,000 square feet for a one story dwelling.
7. No building shall be located on any lot nearer than 100 feet to the front lot line, nor nearer than 25 feet to any side street line.
  - (a) No building shall be located nearer than five feet to an interior line. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot lines.
  - (b) For the purpose of this covenant, the steps, sives and open porches shall not be considered as a part of a building, provided, however, that they shall not be constructed to permit any portion of a building on a lot to encroach upon another lot.

ORIGINAL DEED

No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum building setback line, nor shall any dwelling be erected or placed on a lot having an area of less than 7,000 square feet.

Any livestock, poultry or other animals shall be kept in an area which adequately fenced will keep the same within the owners area, and the premises must be kept in a clean and sanitary condition, so as to not be offensive to adjoining owners.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept clean and sanitary.

11. No individual sewage disposal system shall be permitted on any lot, unless such system has been designed, located and constructed in accordance with the requirements, standards and recommendations of the Wyoming Public Health Department.

12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to the change of said covenants in whole or in part.

13. Enforcement shall be by the proceedings at law or inequity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

Dated this 4<sup>th</sup> day of Oct., 1973.

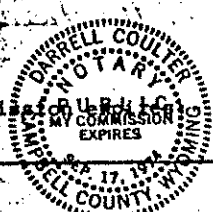
STATE OF WYOMING  
Campbell County  
Filed for record this 4th day of October  
D. 1973 at 2:12 o'clock P. M. and re-  
corded in Book 278 of Photos  
Page 440 Fees \$ 3.00  
Arnold Hayden  
County Clerk and Ex-Officio Registrar of Deeds  
Jeannette Zant

*Jimmy L. Anderson*  
Jimmy L. Anderson

*Carol Anderson*  
Carol Anderson

STATE OF WYOMING )  
                          ) ss. RECORDED  
County of Campbell ) INDEXED  
                          ) CHECKED

The foregoing instrument was acknowledged by Jimmy L. Anderson and Carol Anderson, this 4<sup>th</sup> day of Oct., 1973.  
Witness my hand and official seal.



*Darrell Coulter*  
Notary Public

BY-LAWS OF ANDERSON SUBDIVISION  
HOMEOWNER'S ASSOCIATION

ARTICLE I

MEMBERSHIP

1. Eligibility. The members of the Association are determined by Article V of its Constitution. The rights of Members are subject to (a) the payment of the maintenance charges, and (b) compliance with the Constitution, By-laws and the rules and regulations of the Board of Directors. As provided in the Articles, the voting and other membership rights of any Member may be suspended by action of the Directors during any period when such Member shall have failed to pay any charges then due and payable; but, upon payment of such charges, his rights and privileges shall be automatically restored. If the Directors have adopted and published rules and regulations governing the use of any Common Facilities, or there personal conduct of any person thereon, the voting or other membership rights of any Member may be suspended by action of the Board of Directors for a period not to exceed 30 days, if he, any member of his family, his tenants, or the guests of any thereof shall have violated such rules and regulations.

2. Rights and Perquisites of Membership. Each Member is entitled to the use and enjoyment of the Common Facilities. Such rights may be delegated to and exercised by all members of his family who reside upon the property, any of his tenants who reside there under a lease for a term of one year or more, and the guests of any thereof.

ARTICLE II

MEETINGS OF MEMBERS

1. Annual Meetings. The Annual Meeting of the Members shall be held at the office of the Association specified in Article VI of the Constitution, or at any other address specified in the Notice of the Meeting, on the last Thursday in October in each year, at the hour of 8:00 o'clock p.m., commencing on the last Thursday in October of the year 1975.

2. Special Meetings. Special Meetings of the Members for any purpose may be called at any time by the President, or by any

two or more Directors. The Secretary shall call a special meeting upon written request of the Members who have a right to vote one-fourth (¼) of all of the votes of the entire membership.

3. Notices. Notices of meetings shall be given to the Members by the Secretary. Notice may be given to the Member either personally or by mailing a copy of the notice, postage prepaid, to his address. Notice of any meeting, regular or special shall be given not less than 10 nor more than 50 days in advance of the meeting and shall set forth the purpose of the meeting.

4. Proxy Voting. At any membership meeting the presence whether in person or by proxy, of Members entitled to vote not less than 10% of the total membership vote, shall constitute a quorum for the transaction of business. All proxies shall be in writing and be filed with the Secretary at the commencement of the meeting. Any proxy given by a person who shall not be a qualified member at the date of the meeting and any proxy given more than 11 months before the date of the meeting shall be void.

#### ARTICLE III

##### BOARD OF DIRECTORS

1. Membership and Powers. The Association shall be governed by a Board of Directors in accordance with Article VIII of the Constitution of the Association. Without limiting the generality of the preceding sentence, or any power vested in it by law, the Board of Directors shall have the power (a) to appoint and remove at its pleasure all officers, agents, and employees of the Association, prescribe their duties, fix their compensation and require of them security or fidelity bonds as it may deem expedient (nothing contained in these By-laws shall be construed to prohibit the employment of any Member, officer or director of the Association in any capacity whatsoever); (b) to establish, levy, assess and collect the maintenance charges and all other charges referred to in Article VII; (c) to adopt rules and regulations governing the use of Common Facilities; and the personal conduct of Members, their family, their tenants, and their guests with respect thereto; (d) to exercise for the Association all powers, duties and authority vested in or delegated to this Association, except those expressly reserved to the Members; and (e) in the event any Member of the Board of

Directors of this Association shall be absent from three consecutive regular meetings of the Board of Directors, the Board may by action taken at the meeting in which such third absence occurs declare the office of said absent Director to be vacant.

2. Duties. It shall be the duty of the Board of Directors

- (a) to cause to be kept a full, true and accurate record of its acts and affairs and to present a statement thereof to the members at the annual meeting of the Members or at any special meeting when requested in writing by one-fourth ( $\frac{1}{4}$ ) of the full membership;
- (b) to supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- (c) to supervise the funding and enforcement of the Maintenance Charges provided in Article VII; (d) to provide continuous health and safety inspections and immediate follow-up maintenance to correct unsafe conditions; (e) to receive complaints from the Members on any matter involving Association functions, duties and activities, and to dispose of such complaints as it deems appropriate or refer them to such Director or Officer of the Association as is further concerned with the matter presented; (f) to provide for a regular maintenance program where required for roads, parks, buildings or other mutually owned facilities.

3. Vacancies. Vacancies in the Board of Directors shall be filled by the affirmative vote of a majority of the remaining Directors and any such appointed Director shall hold office for the unexpired term of his predecessor in office.

#### ARTICLE IV

##### DIRECTORS' MEETINGS

1. Annual Meetings. The Annual Meeting of the Board of Directors shall be held immediately following adjournment of the Annual Meeting of the Members in each year.

2. Notices; Waiver. No notice need be given for the annual or any regular meeting of the Board. Notice of any special meeting shall be sufficient if mailed to each Director, postage prepaid, at his address as it appears on the records of the Association, at least three days before the meeting or given personally or by telephone not later than the day before the meeting. No notice need be given to any Director who attends the

meeting, or to any Director who in writing (before or after the meeting) waives such notice.

3. Special Meetings. Special Meetings of the Board of Directors shall be called by the Secretary upon the request by any officer of the Association or by any two Directors. The action of a majority of the Board, although not at a regularly called meeting, shall be valid and effective in all respects if the record of the meeting shall be assented to in writing by all members of the Board.

4. Quorum. At all meetings of the Board a majority of the Board of Directors shall constitute a quorum, and, except as otherwise provided by law or by the By-laws, the act of a majority of the Directors present shall be the act of the Board.

#### ARTICLE V

##### ELECTION OF DIRECTORS

The election of Directors shall be by written ballot. At each annual meeting or at any special meeting called for the purpose of electing Directors, the Members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to cast under the Constitution of the Association. The nominees receiving the largest number of votes shall be elected.

#### ARTICLE VI

##### OFFICERS

1. Offices. The officers of the Association shall be a President, Vice President, Secretary and a Treasurer.

2. Election by Board of Directors. All officers shall be elected at such annual meeting of the Board, and each officer shall hold office until the next annual meeting of the Board and until his successor shall have been duly elected and qualified or until his earlier death, resignation, or removal in accordance with the By-laws. The officers shall be chosen by a majority vote of the Directors.

3. President; Duties. The President shall be chief executive officer of the Association and as such shall have general supervision of the affairs and property of the Association and

over its several officers, subject to the direction of the Board of Directors. The President shall, if present, preside over all meetings of the Board of Directors, and shall generally do and perform all acts incident to the office of President. He may sign in the name and on behalf of the Association all notes, leases, mortgages, deeds and all other written instruments authorized by the Board, except where the Board shall delegate the execution thereof to some other officer or agent of the Association.

4. Vice President; Duties. The Vice President shall perform all of the duties of the President in the event of his absence or disability, and when so acting shall have all of the powers and be subject to all restrictions placed upon the President.

5. Secretary; Duties. The Secretary shall act as Secretary of the Board of Directors and shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He shall keep the records of the Association. He shall record the names and addresses of all members of the Association, and shall see that all notices are duly given as required by the By-laws or applicable law.

6. Treasurer; Duties. The Treasurer shall receive and deposit in bank account approved by the Board all moneys of the Association and shall disburse such funds as directed by a resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for the disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer shall sign all checks and notes of the Association.

7. Books and Accounting. The Treasurer shall keep proper books of account. He shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be presented to the membership at its annual meeting.

#### ARTICLE VII

##### MAINTENANCE CHARGES

Section 1. The property set forth in Article IV of the Constitution of the Association and situated in the Anderson

Subdivision is subject to a maintenance charge.

Section 2. Unless and until changed by the Board of Directors, the maintenance charge shall be determined as follows: Each member owning a living unit shall pay to the Association the sum of \$15.00 per month in advance, and such payment shall be used by the Association to create and continue a Maintenance Fund to be used by the Association as hereinafter stated. Payments shall commence on the first day of the month next following completion of construction of the member's living unit and shall be made on the first day of each month thereafter. If after any month's payment the total amount in the Maintenance Fund exceeds the sum of \$10,000.00, no further payments shall be assessed until the moneys in such Fund are reduced to an amount of less than \$9,000.00. At such time a \$15.00 monthly charge will again be assessed against each member owning a living unit in the same manner as hereinabove stated until the Maintenance Fund exceeds the sum of \$10,000.00. The charge provided for herein will be delinquent when not paid within 10 days after it becomes due.

Section 3. The Maintenance Fund shall be used for the purpose of maintaining roads, open space, water wells, parks or other like facilities or services of every kind and nature required or desired within the subdivision for the general use and benefit of all lot owners.

Section 4. The Association shall have a lien on all the lots of members required to pay maintenance charges pursuant to this Article to secure the payment of such maintenance charges due and to become due, and the record owners of such lots shall be personally liable for all maintenance charges.

The Association may, in its discretion subordinate in writing, for limited periods of time, the liens of the Association against any lot or lots for the benefit or better security of a mortgage.

Section 5. If the Association shall fail to maintain a common facility in a reasonable order and condition, the Board of County Commissioners shall serve written notice upon the Association or upon the residents of the subdivision involved setting forth the manner in which the Association has failed to maintain the facility in a reasonable condition and said notice shall include a demand



that such deficiencies of maintenance be corrected within thirty (30) days thereof, and shall state the date and place of a hearing thereon, which shall be held within fourteen (14) days of the notice. At such hearing, the County may modify the terms of its original notice as to the deficiencies, and may give an extension of time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modifications thereof are not corrected within said thirty (30) days or any extension thereof, the County, in order to preserve the taxable values of the property contained within the subdivision, and to prevent the common facilities from becoming a public nuisance and public liability, may undertake to maintain the same for a period of one (1) year. Before the expiration of said year, the County, upon its initiative or upon the written request of the Association, shall call a public hearing upon notice to the Association and to the residents of the subdivision involved, to be held by the Board of County Commissioners, at which hearing the Association or the residents of the subdivision shall show cause why such maintenance by the County shall not, at the election of the County, continue for a succeeding year. If the Board of County Commissioners shall determine that the Association is ready and able to maintain said common facility in a reasonable condition, the County shall cease to maintain said common facility at the end of said year.

The cost of such maintenance by the County shall be paid by the owners of the properties within the subdivision that have a right to enjoyment or use of the common facility involved and any unpaid assessments shall become a tax lien upon said properties. The County shall file a notice of such lien in the office of the County Clerk upon the property affected by such lien within the subdivision, and shall certify such unpaid assessments to the County Treasurer for collection, enforcement and remittance of general property taxes in the manner provided by law.

ARTICLE VIII

MANAGEMENT

Jimmy L. Anderson is hereby designated the manager and operator of said Association and shall undertake all development and extension of said Association until the next annual meeting.

ARTICLE IX  
AMENDMENTS

1. Amendment Procedure. These By-Laws may be amended, at a regular or special meeting of the Board of Directors, by a vote of the majority of the Directors, provided that those provisions of these By-Laws which are covered by the Constitution of this Association may not be amended except as provided in the Constitution or applicable law.

2. Resolution of Conflicts. In the case of any conflict between the Constitution and these By-Laws, the Constitution shall control.

DATED THIS 23rd day of January, 1975.

Jimmy L. Anderson  
Jimmy L. Anderson

James O. Petersen  
James O. Petersen

William Wasserburger  
William Wasserburger

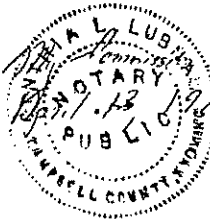
John D. Gilliam  
John D. Gilliam

Marion Dalene  
Marion Dalene

STATE OF WYOMING )  
County of Campbell ) ss

The foregoing instrument was acknowledged before me by Jimmy L. Anderson, James O. Petersen, William Wasserburger, John D. Gilliam and Marion Dalene, this 23rd day of January, 1975.

Witness my hand and official seal.



A. L. Lush  
Notary Public

STATE OF WYOMING } ss.  
Campbell County }  
Filed for record this 16th day of May  
A. D. 19 75 at 1:22 o'clock P. M. and re-  
corded in Book 320 of Photos  
on page 479 Fees \$ 23.50  
Yvonne Haysden  
County Clerk and Ex-Officio Register of Deeds  
By Jeanette Damsch  
Deputy

RECORDED  
ABSTRACTED  
INDEXED  
CRIMINAL

CONSTITUTION

OF

ANDERSON SUBDIVISION HOMEOWNERS' ASSOCIATION

393708  
We, the undersigned, natural persons of the age of 21 years or more, acting as organizers of homeowners' association, do hereby adopt the following Constitution for such association.

ARTICLE I

The name of the association, which is hereinafter called the Association, is Anderson Subdivision Homeowners' Association.

ARTICLE II

The Association does not afford pecuniary gain, incidentally or otherwise, to its members.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose for which the Association is organized is to promote and develop the common good and social welfare of residents of communities which shall be developed, on all or a portion of the land in Campbell County, Wyoming, more particularly described as follows: A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 50 North, Range 72 West of the 6th P. M.; the E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 14, Township 50 North Range 72 West, of the 6th P. M., Campbell County, Wyoming, or on other lands acquired by the Organizers from time to time; provided, however, that only those portions of the lands described above or of lands hereafter acquired by the organizers as shall hereafter be actually subjected to convenats, liens, charges, conditions, or restrictions for the support and benefit of the Association and the welfare or betterment of such communities or residents thereof created by deed, indenture, agreement, executed by the Organizers, or declaration approved, ratified, or adopted by resolution of the Board of Directors of this Association, shall be considered as the community or communities described in this Constitution and the proper object of the powers and purposes of this Association. The Association shall have power to engage in and do any lawful act consistent with the laws of the State of Wyoming.

ARTICLE V

Section 1: Membership. Every person or entity who is the recorded owner of a fee or of the equitable title in a lot, when purchasing under a contract, shall be a member of the Association. Foreclosures of a contract or repossession for any reason of a lot sold under contract shall terminate the vendee's membership, whereupon all rights to such membership shall revert in the vender. Every lot owner by accepting a deed or contract for any lot agrees to and shall be member of and subject to the obligations and duly enacted By-Laws and Rules of this Association. Cost of membership in this Association shall be \$1,000.00 per one single family dwelling unit..

Section 2: Voting rights. Members shall be all the owners as defined in Section 1 of this Article. Members shall be entitled to one vote for each lot in which they hold the interest required for membership by Section 1. When more than one person holds such interest or interests in any lot all such persons shall be members and the vote for such lot shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any such lot. Voting rights attach only to lands within a legally formed subdivision. The Organizers have the exclusive right to determine all matters relating to land development and formation or expansion of subdivisions.

Section 3: Suspension of membership rights. The membership rights (including voting rights) of any member may be suspended by action of the Board of Directors if such member shall have failed to pay when due any assessment or charge lawfully imposed upon him or any property owned by him, or if the member, his family, his tenants, or guests of any thereof, shall have violated any rule or regulation of the Board regarding the use of any property of conduct with respect thereto.

ARTICLE VI

The address of the business office of the Association is P. O. Box 1157, Gillette, Wyoming.

ARTICLE VII

The names and addresses of the Organizers are as follows:  
Jimmy L. Anderson, Lot 15, Anderson Addition, Gillette, Wyoming.  
Carol A. Anderson, Lot 15, Anderson Addition, Gillette, Wyoming.

ARTICLE VIII

The number of directors constituting the initial Board of Directors of the Association shall be five. Each director shall serve a term of two years, however, the initial Board of Directors shall meet and determine two directors who shall serve until the next annual meeting and the remainder shall serve until the second annual meeting. The names and addresses of the initial Board of Directors shall be: Jimmy L. Anderson, Lot 15, Anderson Addition, Gillette, Wyoming, James O. Petersen, Lot 4, Anderson Addition, Gillette, Wyoming, William Wasserburger, Lot 7, Anderson Addition, Gillette, Wyoming, John D. Gilliam, Lot 3, Anderson Addition, Gillette, Wyoming, Marion Dalene, Lot 11, Anderson Addition, Gillette, Wyoming.

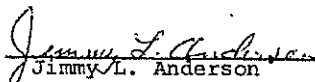
ARTICLE IX

The Association may not be dissolved without the prior permission of the Board of County Commissioners. Upon the dissolution or other termination of the Association, no part of the property of the Association, nor any of the proceeds thereof, shall be distributed to the members of the Association as such, but all such property and proceeds shall, subject to the discharge of valid obligations of the Association, be distributed as directed by the members of the Association to the governing body of one or more corporations or other organizations not organized for profit and operated exclusively for the promotion of social welfare, and which does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE X

This Constitution may be amended by a majority vote of the members of the Association at the annual meeting of members or at a special meeting called for such purpose.

DATED THIS 23rd day of January, 1975.

  
Jimmy L. Anderson

  
James O. Petersen

William Wasserburger  
William Wasserburger

John D. Gilliam  
John D. Gilliam

Marion Dalene  
Marion Dalene

STATE OF WYOMING     )  
                                  ) ss  
County of Campbell    )

The foregoing instrument was acknowledged before me by Jimmy L. Anderson and James O. Petersen, William Wasserburger, John D. Gilliam and Marion Dalene this 23rd day of January, 1975.

Witness my hand and official seal.



Cynthia L. Lubnan  
Notary Public

RATIFICATION

The undersigned do hereby ratify and confirm that they are members of the Anderson Subdivision Homeowner's Association and have received the Constitution and By-Laws hereof.

Dated this 17<sup>th</sup> day of March, 1975.

D. W. Barks - lots 24 & 25

[Signature]

John D. Williams

[Signature]

Janet H. Williams

[Signature]

Walter M. Jones

Rayne C. Bush

Lloyd Mc Cormack

Leslie B. Thomas

Phyllis M. Bush

Meris Palmer

William Wansburg

[Signature]

W. J. Brunson

Larry Z. Decker

Carli H. Bowen

[Signature]

Elaine R. Petersen

Kenneth R. Pederson

Walter Mankowicz

Stanley S. Sheehan

Ronald T. Dale

Mark A. Bossard

STATE OF WYOMING }  
Campbell County } ss.  
Filed for record this 16<sup>th</sup> day of May  
A. D. 19 75 at 1:24 o'clock P.M. and re-  
corded in Book 320 of Photos  
on page 487 Fees 21.00  
[Signature]  
County Clerk and Ex-Officio Register of Deeds  
By Jeanette Faust  
Deputy

RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

400550

AMENDMENTS  
TO THE  
BY-LAWS OF THE  
ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION

ARTICLE V ELECTION OF DIRECTORS

The election of Directors shall be by written ballot. At each annual meeting or at any special meeting called for the purpose of electing Directors, the Members of their proxies may cast, in respect of each vacancy, as many votes as they are entitled to cast under the Constitution of the Association. The nominees receiving the largest number of votes from their respective divisions shall be elected.

ARTICLE VI, SECTION SIX TREASURER; DUTIES

The Treasurer shall receive and deposit in bank account approved by the Board all moneys of the Association and shall disburse such funds as directed by a resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for the disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer and President or Vice President shall sign all checks and notes of the Association, and two signatures are required on all checks and notes.

ARTICLE VI, SECTION SEVEN BOOKS AND ACCOUNTING

The Treasurer shall keep proper books of account. He shall prepare an annual budget and an annual balance sheet statement and the budget sheet statement shall be presented to the membership at its annual meeting. All said records shall be subject to investigation of the Board of Directors.

ARTICLE VII, SECTION TWO A, MAINTENANCE CHARGES

This section shall include the following: Anyone will be charged for water when they start using such, in any form of living whether they be their own contractor or homeowner.

ARTICLE VII, SECTION THREE B

Each member on the central sewer system will be assessed \$10.00 per month. If after any month's payments the total amount in the central sewer system fund exceeds the amount \$2,000.00, no further payments shall be assessed until the money's in such fund are reduced to the amount of less than \$1,500.00. At such time a \$10.00 a month assessment will again be made on each member owning a living unit in the same manner as hereinabove stated until the central sewer system fund exceeds \$2,000.00. The central sewer system funds shall be used for maintaining same.

ARTICLE VII, SECTION FIVE B

The Association shall have an easement of 12 feet on each property owner for maintenance of water, sewer, and electricity. It will be the responsibility of the Association to repair the surface damage to the property.

DATED THIS 4th day of December, 1975.

Jimmy L. Anderson  
Jimmy L. Anderson  
James O. Peterson  
James O. Peterson

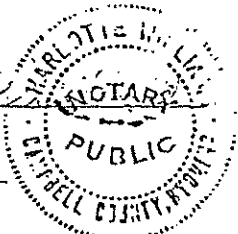
William Wasserburger  
William Wasserburger  
John D. Gilliam  
John D. Gilliam  
Marion Dalene  
Marion Dalene

STATE OF WYOMING )  
County of Campbell ) ss.

The foregoing instrument was acknowledged before me by Jimmy L. Anderson, James O. Peterson, William Wasserburger, John D. Gilliam, and Marion Dalene, this 4th day of December, 1975.

Witness my hand and official seal.

Charlotte  
Notary Public  
My Commission expires: January 24 - 1975



STATE OF WYOMING )  
Campbell County ) ss.

Filed for record this 19th day of December A. D. 1975 at 1:08 o'clock P. M. and recorded in Book 336-

of Photos of Simon G. Addison or page 45 Fees \$ 17.75

RECORDED  
ABSTRACTED

By Doretha Pals



400551

AMENDMENTS  
TO THE  
CONSTITUTION OF THE  
ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION

ARTICLE V, SECTION ONE      MEMBERSHIP

Every person or entity who is the recorded owner of a fee or of the equitable title in a lot, when purchasing under a contract, shall be a member of the Association. Membership to the Water Association will transfer automatically with the Warranty Deed. Every lot owner by accepting a deed or contract for any lot agrees to and shall be member of and subject to the obligations and duly enacted By-Laws and Rules of the Association.

ARTICLE VI

The address of the Business office of the Association is 802 East Third Street, Gillette, Wyoming.

ARTICLE VIII, PARAGRAPH ONE

The numbers of directors constituting the initial Board of Directors of the Anderson Subdivision Homeowners Association shall be five, of which four will be elected from their respective divisions and one being the immediate past president.

DATED THIS 4th day of December, 1975.

Jimmy L. Anderson  
Jimmy L. Anderson

James O. Petersen  
James O. Petersen

William Wasserburger  
William Wasserburger

John D. Gilliam  
John D. Gilliam

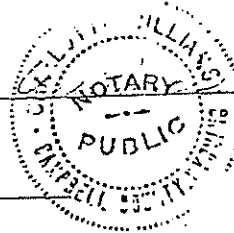
Marion Dalene  
Marion Dalene

STATE OF WYOMING } ss  
County of Campbell )

The foregoing instrument was acknowledged before me by Jimmy L. Anderson, James O. Peterson, William Wasserburger, John D. Gilliam, and Marion Dalene, this 4th day of December, 1975.

Witness my hand and official seal.

Charitie  
Notary Public



My Commission expires: January 14 - 1975

STATE OF WYOMING } ss  
Campbell County )

Filed for record this 19th day of December A. D., 1975 at 1:10 o'clock P. M. and recorded in Book 336  
of Photos on page 46 Fees \$ 17.75

Theresa E. Addison  
County Clerk and Ex-Officio Register of Deeds

RECORDED  
ABSTRACTED  
INDEXED

By Dorothy Ochs  
Deputy

478608

Book 509 of Photos, Page 47

Official Recd. 1056-408

AGREEMENT FOR THE PLACEMENT OF LIEN UPON REAL PROPERTY

WHEREAS, the undersigned is an owner or owners of lots within the Anderson Addition Subdivision, the first extension of the Anderson Addition Subdivision, or the second extension of the Anderson Addition Subdivision, said subdivision being located in Campbell County, Wyoming, in Section 23, Township 50 North, Range 72 West, 6th P.M., in accordance with the official plat thereof filed in the office of the County Clerk for Campbell County, Wyoming, and;

WHEREAS, the specific lot which the undersigned owns is set forth opposite the undersigned's name(s) hereto, and;

WHEREAS, the Anderson Subdivision Homeowner's Association, by and through its Board of Directors, has authorized the installation of certain improvements in the water system within said Anderson Subdivision for the benefit of the homeowners therein, and;

WHEREAS, the undersigned is a homeowner within said subdivision and does utilize the water system for his/her benefit, health and safety and;

WHEREAS, the undersigned wishes to place a lien upon his/her respective property for his/her pro rata share of the costs of the installation of said improvements in the amount of \$403.23 plus interest each and together with the normal monthly charge for said water service by the Anderson Subdivision Homeowner's Association.

R.J. 546-103

NOW THEREFORE, for and in consideration of the services as set forth above by the Anderson Subdivision Homeowner's Association, the undersigned do hereby agree that the lot within said Anderson Subdivision, including all extensions thereof, which they hold lawful title to shall be subject to a lien in favor of the Anderson Subdivision Homeowner's Association for the pro rata share of the cost of the improvements of said water system in the amount of \$403.23 plus interest at 12 percent from April, 1980 for 24 months, together with the normal monthly charge for said water service, and that this lien may be removed by the payment of said pro rata share and the normal monthly charge for said water service, without penalty for prepayment.

In the event of default or late payment, a charge will be

STATE OF WYOMING

Campbell County

Filed for record this 21st day of May A. D. 1980 at 10:18 o'clock A. M. and recorded in Book 509 of Photos on page 47 Fees \$ 18.00 478608

*William E. Addison*  
County Clerk and Ex-Officio Register of Deeds

RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

By *Monty Adams*  
Deputy

we agree to pay reasonable attorney's fees. Book 509 of Photos, Page 48

The undersigned does further agree that this document and the  
lien created thereby shall be binding upon the undersigned's  
respective lots, shall be a lien and covenant upon said lots and  
the same shall be subject thereto.

IN WITNESS WHEREOF the undersigned has hereunto set his/her  
respective signature on the date indicated

*Cynthia K. Albert* President  
Anderson Subdivision Homeowners Association  
LOT NUMBER / STREET

OWNER/OWNERS

*Talen S. Keen*  
*Robert A. Keen*  
*W. Sherwood*  
*Charlotte Sherwood*

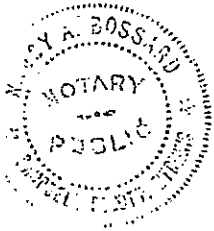
Lot #9 - Poplar Lane

Lot #1 - Poplar Lane

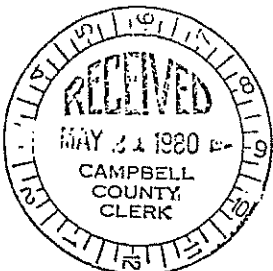
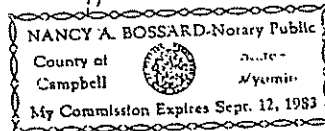
State of Wyoming )  
                          )     SS  
County of Campbell )

The foregoing instrument was acknowledged before me by the Anderson  
Addition Homeowners Association, this 1 day of November,  
1979.

Witness my hand and official seal.



*Nancy A. Bossard*  
Notary Public



computed of 5% of each payment. If placed in the hands of an attorney,

I/we agree to pay reasonable attorney's fees.

The undersigned does further agree that this document and the lien created thereby shall be binding upon the undersigned's respective lots, shall be a lien and covenant upon said lots and the same shall be subject thereto.

IN WITNESS WHEREOF the undersigned has hereunto set his/her respective signature on the date indicated

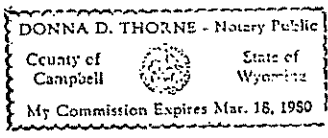
<u>OWNER/OWNERS</u>	<u>First Extension</u>	<u>LOT NUMBER / STREET</u>
<u>Linda R. Klein</u>		Lot 17
<u>[Signature]</u>		912 Aspen
<u>[Signature]</u>		
<u>[Signature]</u>		Lot 16 - 916 Aspen
<u>[Signature]</u>		
<u>[Signature]</u>		Lot 21 822 Aspen Ln.
<u>[Signature]</u>		Lot 36
<u>[Signature]</u>		911 Aspen
<u>[Signature]</u>		
<u>[Signature]</u>		Lot 22: 816 [Street]
<u>[Signature]</u>		(25)
<u>[Signature]</u>		Lot 25 1st extension 804 Aspen Ln

5 Garden Circle  
Forchell  
662-7865

State of Wyoming )  
County of Campbell )

The foregoing instrument was acknowledged before me by the Anderson  
Aditha Homeowners Association, this 15<sup>th</sup> day of OCTOBER,  
1979.

Witness my hand and official seal.



Donna D. Thorne  
Notary Public

computed of 5% of each payment. If placed in the hands of an attorney I/we agree to pay reasonable attorney's fees.

The undersigned does further agree that this document and the lien created thereby shall be binding upon the undersigned's respective lots, shall be a lien and covenant upon said lots and the same shall be subject thereto.

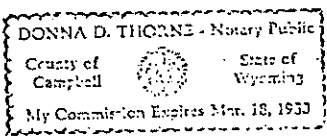
IN WITNESS WHEREOF the undersigned has hereunto set his/her respective signature on the date indicated

OWNER/OWNERS	Pres., Anderson Homeowners Assn. Second Extension	LOT NUMBER / STREET
<u>Jay D. Kincaid</u>		
<u>Miss A. Y. Kincaid</u>		#27 - 917 Cherry Lane
<u>Charles B. Ball</u>		
<u>Edith B. Ball</u>		#20 901 Cherry Lane
<u>Tom Stalter</u>		# 19 821 CHERRY LANE
<u>Stewart George Bundy</u>		
<u>Patricia G. Bundy</u>		#18 817 Cherry Lane
<u>Ray Kincaid</u>		Lot 10
<u>Jay Hill</u>		924 Cherry Ln
<u>James Hill</u>		
<u>Harlowe Kensing</u>		Lot 18, 2 Cherry Lane
<u>Nella Dellman</u>		Lot 23
<u>Mavis Williams</u>		913 Cherry Lane
<u>Michael H. Bickel</u>		Lot 8
<u>Ronald R. Ball</u>		820 Cherry Lane
<u>Jamie D. Mackler</u>		Lot 21
<u>Madeline &amp; Noether</u>		
<u>Mr. &amp; Mrs. James Bickel</u>		905 Cherry Lane

State of Wyoming )  
                          )     SS  
County of Campbell )

The foregoing instrument was acknowledged before me by the Anderson Addition Homeowners Association, this 15 day of OCTOBER, 1979.

Witness my hand and official seal.



Donna D. Thorne  
Notary Public

512078

ARTICLES OF INCORPORATION  
OF

ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC.  
(A non-profit corporation)

In compliance with the requirements of Wyoming Statutes, 1977, Section 17-6-101 et seq, the undersigned natural persons of the age of twenty-one (21) years or more, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

NAME

The name of the corporation is ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC., hereafter called the "Corporation".

ARTICLE II

REGISTERED OFFICE

The address of the initial registered office of the Corporation is 904 Aspen Lane, Gillette, Wyoming.

ARTICLE III

REGISTERED AGENT

The initial registered agent of the Corporation, whose address is 15 Aspen Lane, Gillette, Wyoming is Allman Plummer.

ARTICLE IV

TERM

The term of existence of the Corporation is perpetual, unless earlier dissolved in accordance with the terms of these Articles and the provisions of the Statutes of the State of Wyoming.

ARTICLE V

PURPOSE AND POWERS OF THE CORPORATION

The Corporation does not contemplate pecuniary gain or

RECORDED  
MAY 19 AM 8 4  
SECRETARY OF STATE

STATE OF WYOMING }  
Campbell County }  
Filed for record this 21st day of May A.D. 1982 at 9:00 o'clock A.M. and recorded in Book 614  
of Photos on page 1 Fees \$ 158.50 512078  
County Clerk E. Addison  
Deputy

profit, incidentally or otherwise, to the members thereof and does not have as its purpose the conduct of a business for profit, and the specific purposes for which it is formed are to provide for maintenance, preservation and operating of a water system, treatment plant and street system within and appurtenant to that certain tract of property described as follows:

Anderson Subdivision, Campbell County, Wyoming according to the official plat thereof as recorded in Book 1 of Plats page 124; First Extension Anderson Subdivision, Campbell County, Wyoming according to the official plat thereof as recorded in Book 1 of Plats page 132; and Anderson Subdivision Second Extension, Campbell County, Wyoming according to the official plat thereof as recorded in Book 1 of Plats page 161 in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation for this purpose to:

a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Restrictive Covenants applicable to the property and recorded in the office of the County Clerk of Campbell County, Wyoming, in connection with the ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC., situated in said county and as the same may be amended from time to time as therein provided, said Restrictive Covenants being incorporated herein as if set forth at length;

b. Have the power to enter into contracts with any governmental agency or any private individual for the purposes of obtaining a water supply for ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC., or any additions thereto, for the cost of such service;

c. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the

terms of the Articles of Incorporation and By-Laws of the Corporation; to pay all expenses incident to the conduct of this business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation;

d. Acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

e. Borrow money, and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

f. Dedicate, sell or transfer all or any part of the common area, whether in existence now or to be created and established in the future, to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members agreeing to such dedication, sale or transfer;

g. Participate in mergers and consolidations with other non-profit corporations for the same purpose of annexing additional residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

h. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Wyoming by law may now or hereafter have or exercise, including all powers set forth in Wyoming Statutes, 1977, Section 17-6-103;



i. To engage in such other activities as may be to the mutual benefit of the owners of property in ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC.

ARTICLE VI

PROVISIONS FOR THE REGULATION OF THE  
INTERNAL AFFAIRS OF THE CORPORATION

The Board of Directors, with the approval of the membership, shall conduct the affairs of the corporation.

ARTICLE VII

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by instrument of record to assessment by the Corporation, or the ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC., shall be a member of the Corporation. For the purpose of determining membership such ownership will be deemed to have vested upon delivery of a duly executed deed or contract to the grantee or vendee. The legal title retained by a vendor selling under a contract shall not qualify such vendor for membership. Foreclosure of a contract or repossession for any reason of a lot or parcel of property under contract shall terminate the vendee's membership, whereupon all rights to such membership shall revert in the vendor. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Corporation, and such membership shall run with the land.

The membership rights (including voting rights) of any member may be suspended by action of the Board of Directors if such member shall have failed to pay any assessment or charge lawfully imposed upon him or any property owned by him.

ARTICLE VIII

VOTING RIGHTS

Subject to the exceptions in the By-Laws with respect to the voting of special assessments for water improvement and for other purpose such as paving and other common facilities, the Corporation shall have one (1) class of voting membership. The owner or owners of a dedicated lot shall be entitled to one (1) vote for each such lot. When more than one (1) person owns an interest in such a lot, the vote shall be exercised as they, among themselves, determine, but in no event shall be a member for voting purposes.

ARTICLE IX

BOARD OF DIRECTORS

Section 1. Initial Board of Directors. The initial Board of Directors shall consist of seven (7) members.

Section 2. Names and Addresses. The names and addresses of the persons who are to serve as directors until the first annual meeting of the directors, or until their successors have been elected and qualified, are as follows:

<u>Name</u>	<u>Address</u>
Allman Pluimer	904 Aspen Lane Gillette, Wyoming 82716
Carolee Gazzolo	916 Aspen Lane Gillette, Wyoming 82716
Charles M. Dietzel	920 Cherry Lane Gillette, Wyoming 82716
William Wasserburger	802 Poplar Lane Gillette, Wyoming 82716
Shirley Marsh	808 Poplar Lane Gillette, Wyoming 82716
Gary Winegar	917 Cherry Lane Gillette, Wyoming 82716
Dan E. Hunter	805 Cherry Lane Gillette, Wyoming 82716

Section 3. Increase or Decrease of Board of Directors.  
The number of directors may be increased or decreased from

time to time by amendment of the By-Laws, but no decrease shall have the affect of changing the term of any incumbent directors. In the absence of a By-Law affixing the number of directors, the number shall be seven (7).

ARTICLE X

DISSOLUTION

The Corporation may be dissolved with the consent given in writing and signed by not less than two-thirds (2/3) of the members and shall automatically be dissolved upon annexation of the property described herein into any incorporated city or town. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such a similar purpose.

ARTICLE XI

CAPITAL STOCK AND DIVIDENDS

The Corporation will not have capital stock, will not pay a dividend of any kind except on liquidation of the corporation, and then only in the manner for dissolution as is provided in these Articles.

ARTICLE XII

AMENDMENTS

Amendment of these articles shall require the consent of two-thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Wyoming, we the undersigned, constituting the incorporators of this Corporation, have executed these Articles of Incorporation this 11<sup>th</sup> day of March, 1982.

Carolee Gazzolo  
Carolee Gazzolo

609325

BY-LAWS

OF

ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is the ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC., hereinafter referred to as the "Corporation". The principal office of the corporation shall be located at 904 Aspen Lane, Gillette, Wyoming, but meetings of members and directors may be held at such places within the State of Wyoming, County of Campbell, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Corporation" shall mean and refer to Anderson Subdivision Homeowners Association Inc., a non-profit Wyoming corporation, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Articles of Incorporation as follows:

Anderson Subdivision, Campbell County, Wyoming according to the official plat thereof as recorded in Book 1 of Plats page 124; First Extension Anderson Subdivision, Campbell County, Wyoming according to the official plat thereof as recorded in Book 1 of Plats page 132; and Anderson Subdivision Second Extension, Campbell County, Wyoming according to the official plat thereof as recorded in Book 1 of Plats page 161 in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming.

Section 3. "Common Area" shall mean all real property owned by the Corporation for the common use and enjoyment of the owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties with the exception of an area designated as a common area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entitled, or the legal title to any lot which is a part of the properties, but excluding those having such interest merely as security for the performance of any obligation.

Section 6. "Member" shall mean and refer to those persons entitled to membership as provided in the Articles of Incorporation.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the

STATE OF WYOMING )  
 Campbell County ) ss.  
 Filed for record this 27th day of January A.D. 1988 at 2:14 o'clock P.M. and recorded in Book 989  
 of Photos on page 531 Fees \$ 20.00 609325  
 Lucian E. Addison County Clerk and Ex-Officio Register of Deeds  
 RECORDED  
 ABSTRACTED  
 INDEXED  
 CHECKED  
 By General K. L. Jackson  
 Deputy

date of incorporation of the Corporation, and each subsequent regular annual meeting of the members shall be held on the third Monday in June of each year thereafter at the hour of 8:00 P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, certified mail, postage prepaid, at least ten (10) days before such meeting, to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Corporation, or supplied by such member to the Corporation for the purpose of such notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting, from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Prior to any meeting, every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot.

#### ARTICLE IV

##### BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE:

Section 1. Number. The affairs of this Corporation shall be managed by a board of seven (7) directors who shall be members of the Corporation.

Section 2. Term of office. The term of office of the directors will be three (3) years but, however, the initial Board of Directors shall decide among themselves that two (2) members of the Board of Directors shall serve a term of one (1) year and two (2) other members shall serve a term of two (2) years with the remaining three (3) directors serving a term of three (3) years with the terms of directors appropriately, scheduled so that a proportionate of positions shall be subject to re-election at each annual meeting. Two (2) directors shall be elected by the members owning lots within Anderson Subdivision, two (2) directors shall be elected by the members owning lots with the First Extension Anderson Subdivision, and two (2) directors shall be elected by the members owning lots within Anderson Subdivision. In addition, the entire membership shall elect one (1) director.

Section 3. Removal. Any directors may be removed by the board, with cause, by a majority vote of members of the Corporation. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation, directly or indirectly, for any service he may render to the Corporation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

#### ARTICLE V

##### ELECTION OF DIRECTORS

Section 1. The Board of Directors shall be elected without cumulative voting by the members.

#### ARTICLE VI

##### MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually without notice, at such place and hours as may be fixed from time to time by resolution of the Board upon adjournment of the annual shareholders meeting. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day, which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Corporation, or by any three (3) directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the conduct of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the board.

#### ARTICLE VII

##### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

a. Adopt and publish rules and regulations governing the maintenance, preservation, operation and use of:

1. Water system, including pumping plant and distribution system;
2. Streets within the properties;
3. Common area, if any, and facilities thereon, if any.

b. Suspend the voting rights and right to use of a member during any period in which such member shall be in default in the payment of any assessment levied by the Corporation. Such rights may also be suspended after notice and hearing, for a period not to exceed fifteen (15) days for infraction of published rules and regulations, unless otherwise extended by the Board of Directors;

c. Exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these By-Laws, Articles of Incorporation, or the Restrictive Covenants;

d. Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent without excuse from three (3) consecutive regular or special meetings of the Board of Directors; and

e. Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties. The terms of any management agreement or other such contracts, shall in all respects conform to the Articles of Incorporation, these By-Laws and the Restrictive Covenants.

Section 2. Duties. It shall be the duty of the Board of Directors to:

a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is required in writing by one-third (1/3) of the members who are entitled to vote;

b. Supervise all officers, agents and employees of this Corporation, and to see that their duties are properly performed:

c. As more fully provided in the Restrictive Covenants, to:

1. Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;
2. Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
3. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

d. Issue, or to cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board of the issuance of this certificate. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

- e. Procure and maintain adequate liability and hazard insurance on property owned by the Corporation.
- f. Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- g. Cause the water system, including all wells and pumps to be maintained, preserved and operated for the use and benefit of the owners;
- h. Cause the streets to be maintained for the use and benefit of owners;
- i. Cause the common area, and facilities, if any there shall be, to be maintained for the use and benefit of owners.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Corporation shall be a president, vice president, a secretary, and treasurer, (who shall at all times be members of the Board of Directors), and such other officers as the Board may from time to time, by resolution, create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of members.

Section 3. term. The officers of this Corporation shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with cause by the Board. Any officer may resign at any time, giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer be replaced.

Section 7. Multiple Offices. The office of secretary-treasurer may be held by the same person. No person shall simultaneously hold more than one or any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:



PRESIDENT

a. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolution of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments;

Vice President

b. The vice president shall act in the place and instead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board;

Secretary

c. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Corporation and affix it on all papers requiring such seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board;

Treasurer

d. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Corporation; keep proper books of account; cause an annual audit of the Corporation books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular meeting, and deliver a copy to each of the members.

ARTICLE IX

COMMITTEES

The Corporation may appoint a Management Committee. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member. The Restrictive Covenants, the Articles of Incorporation and the By-Laws of the Corporation shall be available for inspection by any member at the principal office of the Corporation, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

Assessments shall be voted upon by the membership in two (2) methods as follows:

Section 1. For the purpose of all water assessments, voting members shall be the owners of a parcel of land to which a water tap has been made, or which benefits from the water distribution system for the purpose of construction of a single or dual family dwelling unit, regardless of the fact that there may be owners of lots to which no water tap has been made. When more than one person owns an interest in a lot to which a water tap has been made, all such persons shall be members. The vote for such water tap shall be exercised as they, among themselves, determine, but, in no event shall more than one (1) vote be cast with respect to any water tap. When two (2) or more persons are stockholders in a corporation holding an interest in any lot to which a water tap has been made, one (1) and only one (1) shall be a member for voting purposes. Provided however, in the event a water tap is made for a dual family dwelling unit, the assessment for such water tap shall be twice the amount of that of a single family dwelling unit.

Section 2. For purpose of paving and other common facilities, the Owner or Owners of a dedicated lot shall be entitled to one (1) vote for each such lot. When more than one (1) person owns an interest in such lot, the vote shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to said lot. When two (2) or more persons are shareholders in a corporation holding an interest in any dedicated lot, one (1) and only one (1), shall be a member for voting purposes.

#### ARTICLE XII

#### CONTRACTS, LOANS CHECKS AND DEPOSITS

Section 1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, etc. All checks, drafts, or other orders for the payment of money, notes or other evidences or indebtedness issued in the name of the corporation shall be signed by two (2) officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Section 3. Deposits. All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board of Directors may select.

#### ARTICLE XIII

#### CORPORATE SEAL

The Corporation shall have a seal in circular form having within its circumference the words: ANDERSON SUB-DIVISION HOMEOWNERS ASSOCIATION, INC.

#### ARTICLE XIV

#### AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Restrictive Covenants and these By-Laws, the Restrictive Covenants shall control.

ARTICLE XV

Whenever any notice is required to be given to any member or directors, a WAIVER thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.

ARTICLE XVI

Any action which may be taken at a meeting of the members or directors may be taken WITHOUT A MEETING if a consent in writing, setting forth the action so taken, shall be signed by all the members or directors entitled to vote with respect to the subject matter thereof.

ARTICLE XVII

MISCELLANEOUS

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of ANDERSON SUBDIVISION HOMEOWNERS ASSOGIATION INC., Have hereunto set our hands this 21<sup>st</sup> day of August, 1982.

Allman Plummer  
Allman Plummer

Carolee Gazzolo  
Carolee Gazzolo

Nancy A. Bossard  
Nancy A. Bossard

William Wasserburger  
William Wasserburger

Shirley Marsh  
Shirley Marsh

Gary Winegar  
Gary Winegar

D. E. Hunter  
Dan E. Hunter



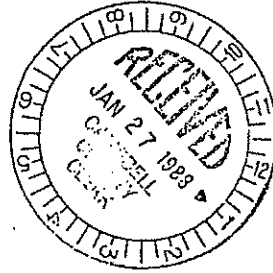
STATE OF WYOMING )  
County of Campbell ) ss.

The foregoing instrument was acknowledged before me this 24th day of August, 1982, by Allman Pluimer, Carolee Gazzolo, Nancy A Bossard, William Wasserburger, Shirley Marsh, Gary Winegar and Dan E. Hunter, being all of the Directors of ANDERSON SUBDIVISION HOMEOWNERS ASSOCIATION INC.

Witness my hand and official seal.

JULIE F. LENNON - Notary Public  
County of Campbell State of Wyoming  
My Commission Expires Dec. 8, 1982  
My Commission Expires:

Julie F. Lennon  
Notary Public



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