

STATE OF WYOMING)

COUNTY OF LARAMIE)

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DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 6

JS BAR CORPORATION

To
THE PUBLIC

ADDENDUM TO THE DECLARATION OF PROTECTIVE COVENANTS

FOR

THE PRESERVE AT HUMPHREY FARMS RECORDED BOOK 1960 PAGE 764

Dated September 30, 2007 JULY 21, 2007 *SH*

ARTICLE III: USES AND RESTRICTIONS

Section 7: Vehicles. No vehicles except private passenger automobiles, light-duty trucks and vans and recreational-type vehicles shall be parked or stored on any Tract or Road of the Subdivision. No semi-trailer tractors shall be parked or stored on any Tract or Road of the Subdivision for more than a 72 hour period and must be owned by the Tract Owner(s). Vehicles that are not in running condition or are in a state of disrepair shall not be parked on a Tract or on the road in front of a residence or on the front driveway or anywhere within the Subdivision for any extended length of time or as a repeated practice. No vehicles, trailers, or vehicular equipment shall be habitually parked along any of the Roads within the Subdivision. Owners of camp trailers, utility trailers, horse trailers, boats and boat trailers and any recreational vehicles larger than light-duty pickups and vans shall park such vehicles away from the general view of adjacent Tract Owners and away from the roadway of any residence. All vehicles parked or stored on a Tract must be owned by and registered to the respective Tract Owner(s) or resident of the home site on such Tract.

Section 13: Domestic Pets and Animals. Domestic pets and livestock shall be permitted on a Lot pursuant to the following conditions and restrictions:

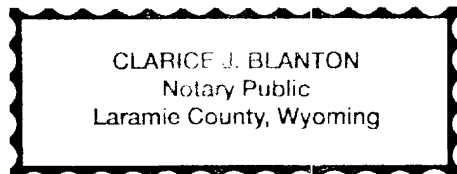
b. Livestock. Up to two (2) horses, llamas or alpacas may be kept for recreational purposes on each Lot. The maximum number of horses/llamas or alpacas may be exceeded by one (1) in the event of the birth of an offspring; however, this exemption shall expire after one hundred eighty (180) days. In any case where an Owner elects to have horses, llamas or alpacas upon the Lots permitted, they shall be stabled in an area/barn which is no larger than two thousand (2000) square feet with a surrounding corral area consisting of four thousand (4,000) to five thousand (5,000) square feet within which the animals are kept. Horses, llamas or alpacas shall be permitted only if non-grazing feeding is utilized for the animals. The boarding of horses, llamas, or alpacas not belonging to the Owner is strictly prohibited. Horses may also be ridden on the dedicated internal horse trails in the open space of the subdivision. Other livestock may be kept on the Lot including up to ten (10) sheep, pigs or goats (or a combination of these not to exceed ten of these animals in the aggregate) only if they are kept for a 4-H or FFA project. Up to twenty-five (25) chickens, ducks or geese (or a combination of these birds not exceeding twenty-five in the aggregate). All such livestock shall be kept in shelters as permitted for horses/llamas or alpacas and shall be allowed to roam on the Lot as long as overgrazing does not occur. This shall be regulated by the HOA, on a case by case basis. Such animals shall not be free to roam onto other Lots in the subdivision. All structures, pens and other improvements for housing and controlling animals permitted hereunder shall be attractive in appearance and conform and harmonize with the external design of the dwelling and other structures on the Lot. Hunting, shooting at, or harassing birds, wildlife and other animals are prohibited on the Property. Pheasant farms whether for commercial or private use are strictly prohibited.

State of Wyoming
County of Laramie

On this 1st day of October, ²⁰⁰⁷~~19~~, Shirley J. Humphrey personally
appeared before me,

X whose identity I verified on the basis of identification card,
~~who is personally known to me,~~
~~whose identity I verified on the oath/affirmation of~~ _____,
~~a credible witness,~~

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Clarice J. Blanton
Notary Public
My Commission expires: Nov 1, 2010

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Addendum to the Declaration of Protective, which consists of 1 page(s) and is dated Sept 30, 2007.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.

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Covenants for 'The Preserve At Humphrey Farms'

80421

THE PRESERVE AT HUMPHREY FARMS
MINUTES OF THE SEPTEMBER 30, 2007
HOME OWNERS ASSOCIATION MEETING

The meeting was called to order by Mike Humphrey of the JS Bar Corporation at 1:00 p.m. Those in attendance were Tony Thompson, Double T Construction – owner of Lot 37 (1105 Verlan Way); Rowena Crane - owner of Lot 20 (1148 Verlan Way); Rich Magagna – owner of Lot 3 (currently vacant), Jack, Mike, and Shirley Humphrey – JS Bar Corporation.

Proxies were recorded for Kris and JoDee Green – Owner(s) of Lot 47 (1135 Verlan Way), Art Crane – husband of Rowena Crane, and Carter Brothers Construction – Owner(s) of Lots 35 (1195 Verlan Way), 62 (1191 Verlan Way), and 63 (1189 Verlan Way). A quorum was established, with seven of the 11 lot Tract Owners being represented.

Tony Thompson moved and Rowena Crane seconded to accept the election of the following officers:

Art Crane – President

Shirley Humphrey - Secretary-Treasurer.

Motion passed unanimously.

Shirley Humphrey, acting Secretary-Treasurer, reported on the collection of Assessments and monies dispersed as of September 30, 2007. Tony moved and Rowena seconded to accept the financial report. Motion passed unanimously.

There was a detailed discussion of the proposed changes to The Preserve Covenants. Rich Magagna moved and Tony seconded to adopt change #1. Passed unanimously.

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Rich moved and Tony seconded the adoption of change #2. Passed unanimously.

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b. **Livestock.** Up to two (2) horses, llamas or alpacas may be kept for recreational purposes on each Lot. The maximum number of horses/llamas or alpacas may be exceeded by one (1) in the event of the birth of an offspring; however, this exemption shall expire after one hundred eighty (180) days. In any case where an Owner elects to have horses, llamas or alpacas upon the Lots permitted, they shall be stabled in an area/barn which is no larger than two thousand (2000) square feet with a surrounding corral area consisting of four thousand (4,000) to five thousand (5,000) square feet within which the animals are kept. Horses, llamas or alpacas shall be permitted only if non-grazing feeding is utilized for the animals. The boarding of horses, llamas, or alpacas not belonging to the Owner is strictly prohibited. Horses may also be ridden on the dedicated internal horse trails in the open space of the subdivision. Other livestock may be kept on the Lot including up to ten (10) sheep, pigs or goats (or a combination of these not to exceed ten of these animals in the aggregate) only if they are kept for a 4-H or FFA project. Up to twenty-five (25) chickens, ducks or geese (or a combination of these birds not exceeding twenty-five in the aggregate). All such livestock shall be kept in shelters as permitted for horses/llamas or alpacas and shall be allowed to roam on the Lot as long as overgrazing does not occur. This shall be regulated by the HOA, on a case by case basis. Such animals shall not be free to roam onto other Lots in the subdivision. All structures, pens and other improvements for housing and controlling animals permitted hereunder shall be attractive in appearance and conform and harmonize with the external design of the dwelling and other structures on the Lot. Hunting, shooting at, or harassing birds, wildlife and other animals are prohibited on the Property. Pheasant farms whether for commercial or private use are strictly prohibited.

Mike reported that currently the general and road maintenance (including grading and snow removal) annual expenses are estimated to be \$3500.00. The Covenants require a reserve of \$1000.00. It was therefore decided that there should be no change in the existing Assessment Fees.



Shirley has received an estimate from Dennis Hemmer of the Laramie County Conservation District for the possibility of planting the following windbreaks:

Windbreak for open space along the highway

180 Ponderosa Pine trees @ \$1.70 each	\$306.00
Sales tax @ 6%	18.36
1750 feet of fabric mulch @ \$.50/foot	875.00
<u>Tree installation</u>	<u>87.50</u>
Total cost	\$1286.86

Windbreak for open space within the development

113 Ponderosa Pine trees @ \$1.70 each	\$204.00
Sales tax @ 6%	12.24
1130 feet of fabric mulch @ \$.50/foot	565.00
<u>Tree installation</u>	<u>56.50</u>
Total cost	\$837.74

Site preparation would be additional, although Jack Humphrey would agree to perform this preparation at no cost to the HOA. The trees would have to be paid for when ordered later this fall, but fabric mulch and installation would be billed after planting, probably to occur in April 2008. Tree protectors are also available for \$1.70 each. Tony moved that that we spend the \$837.74 to establish the trees on the north and west side of the interior open space. Rowena seconded, and it passed unanimously.

Shirley also received the following verbal estimate from High West Energy for possible lighting for the two entrances and the interior open space: Lloyd Sisson of High West Energy has verbally agreed to install Security lighting for nothing (so long as they are close to an existing homeowners box) if we would agree to pay the monthly billing for them for one year. At the end of that time, it would be up to the HOA to decide to continue paying High West for the service or make other arrangements. The current rate per light providing 150-175 watts is \$10.95 per month. The current rate per light providing 200-250 watts is \$14.10 per month

The discussion that followed indicated the fact that most people who buy property in the country are not especially interested in seeing lots of street lights in the development. However, it was decided that one light in the entry with the Little Red School bus waiting area would enhance the safety of the children waiting for a school bus. The members in attendance also expressed the feelings that the current rate of speeding and other vehicular activity that is causing considerable road damage by non Tract owners could be reduced with a light at each entrance. Shirley will work with High West to see what we can work out to accomplish that goal, and will get back with the members regarding actual cost.

JS Bar Corporation will soon place a cluster of mail boxes on the east side of the entrance where the Little Red School bus waiting area, after the members in attendance expressed the feeling that it would be less likely to create a snowdrift there than anywhere else.

There being no other business, Tony moved that the meeting adjourn. Passed unanimously

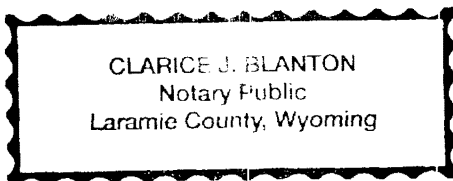
Shirley J. Humphrey

State of Wyoming
County of Laramie

On this 1st day of October, ²⁰⁰⁷ 19, Shirley J Humphrey personally
appeared before me,

☒ whose identity I verified on the basis of identification card,
~~who is personally known to me,~~
~~whose identity I verified on the oath/affirmation of~~ _____,
~~a credible witness,~~

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Clarice J. Blanton
Notary Public
My Commission expires: Nov 1, 2010

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Preserve At Humphrey Farms Minutes, which consists of 3 page(s) and is dated Sept 30, 2007.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.

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