

356

683890 DECLARATION OF COVENANTS
BOOK 520 PAGE 0356
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EDA S. THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

**DECLARATION OF PROTECTIVE COVENANTS
FOR THE BRIDGECREEK COMMUNITY**

THIS DECLARATION OF PROTECTIVE COVENANTS, (this "Declaration") is made this 15th day of November, 2010, by La Buena Vida – Smith/Jefferson II, LLC, a Wyoming limited liability company (hereinafter referred to as "Declarant").

RECITALS

- A. Declarant is the owner of that real property (the "Property") described on Exhibit A of this Declaration, which is a residential community known as "The BridgeCreek Community."
- B. Declarant desires to implement cohesive plans for highly desirable residential living and recreation, while preserving the highly attractive topographical features of the subject property and proposes to establish and implement highly sophisticated plans for residential living and recreation. Declarant desires to impose these restrictions on the subject property, yet retain reasonable flexibility to respond to changing or unforeseen circumstances so as to control and maintain the first-class quality and distinction of The BridgeCreek Community as administered by a Homeowners Association.
- C. Declarant is adopting this Declaration for the benefit of all Owners of Lots in The BridgeCreek Community, such that Lots may be held, transferred and used only in a manner consistent with this Declaration.

COVENANTS

NOW, THEREFORE, Declarant hereby declares that the real property referred to in Article II and described on Exhibit A, and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, transferred and occupied subject to the covenants, conditions, restrictions, easements and liens (collectively the "Covenants") set forth in this instrument.

