



**Pine Ridge Ranch
Property Owners Association, Inc.**
A non-profit Wyoming Corporation

Tom Jacobi, President

Mike Mowry, Vice President

Tim Brown, Director

Page Fagan, Director

Phyllis Vanous, Director

To contact all members of the board, send email to prrpoa@prrpoa.com

May 19, 2025

Re: Voting on the Amended and Restated Bylaws and CC&Rs

To the Members of the Pine Ridge Ranch Property Owners Association, Inc.,

By a unanimous vote of the Board of Directors of Pine Ridge Ranch Property Owners Association, Inc. ("PRRPOA"), the Amended and Restated Bylaws of Pine Ridge Ranch Property Owners Association, Inc. and the Amended and Restated Declaration of Covenants, Conditions and Restrictions Affecting Real Property (CC&RS) are presented to the membership for a vote to replace the current documents. In 2023, a lawsuit purporting that the existing documents of the Association were invalid was filed. That lawsuit was dismissed, but action was required to bring the Association documents current. The enclosed documents, prepared under the guidance of a licensed Wyoming attorney, are updated and clarified in an effort to protect and preserve both your investments and the beauty of the ranch for the next ten (10) years and are intended to replace, in their entirety, all previous Bylaws and CC&Rs. If at any time during that period the membership of PRRPOA desires to revise one or more sections of the documents, or even to dissolve the Association, a vote can be held to do so, subject to the terms of the documents.

The enclosed Voting Ballots must be completed **and your signatures notarized** in order for your vote to be counted. Please cast a vote FOR or AGAINST the adoption of each document presented. The adoption of the documents will pass if FOR votes representing sixty-six and two-thirds percent (66.66%) of the total parcels vote in favor. Please note that your Voting Ballots **must be received** in the PRRPOA post office box by **Monday, June 16, 2025** in order to be counted (a stamped, self-addressed envelope is enclosed). The results of the vote will be reported at the annual meeting of the members on June 21, 2025.

If the required sixty-six and two-thirds percent (66.66%) vote is not achieved, the documents currently in effect will remain the governing documents of PRRPOA until they are revised or legally revoked. The original and amended documents were filed with the county recorder's office following their adoption and as such, are a part of the official real estate records that run with the land that is Pine Ridge Ranch. Every parcel is subject to and governed by these documents.

Your vote is very important. If you have questions regarding this voting process, please email the Board of Directors (prrpoa@prrpoa.com) immediately. The annotated copies are available on the main page of the PRRPOA website (www.prrpoa.com) for reference, as well as the current Articles of Incorporation, Bylaws and CC&Rs.

Thank you,

The Board of Directors
Pine Ridge Ranch Property Owners Association, Inc.

**AMENDED AND RESTATED BYLAWS OF
PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.,
A WYOMING NON-PROFIT CORPORATION**

These Bylaws were duly adopted by the Pine Ridge Ranch Property Owners Association, Inc., on the _____ day of _____, 2025 and are effective as of and on that date. These Bylaws replace and supersede all prior Bylaws of Pine Ridge Ranch Property Owners Association, Inc. A legal description of Pine Ridge Ranch is attached and marked Exhibit A.

RECITALS

1. Pine Ridge Ranch Property Owners Association, Inc., a Wyoming non-profit corporation (hereinafter referred to as the "Association") was formed by Articles of Incorporation filed on April 28, 2004 with the Wyoming Secretary of State, Instrument Number 2004-00466314, as corrected by Articles of Correction filed on August 17, 2004, Doc. ID: 2004-00472084, and as amended by Articles of Amendment filed on April 7, 2009, Amendment ID: 2009-000748249 (collectively, the "Articles of Incorporation"). The Association is organized in accordance with the Wyoming Nonprofit Corporation Act (Title 17, Chapter 19), as amended.
 - A. The Association was not formed for the making of profit or for personal financial gain.
 - B. The assets and income of the Association shall not be distributable to, or benefit, its trustees, Directors, Officers, or other individuals. The assets and income of the Association shall be used only to promote Association purposes as described below.
 - C. Nothing contained herein, however, shall be deemed to prohibit the payment of reasonable compensation to independent contractors for services provided for the benefit of the Association.
 - D. The Association shall not endorse, contribute to, work for, or otherwise support (or oppose) a candidate for political office.
2. The specific and primary purposes of this Association, as set forth in Article III Purpose, of the Articles of Incorporation and as are more particularly set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions Affecting Real Property ("CC&RS") dated _____ for the Pine Ridge Ranch recorded on _____, 2025 in the office of the Goshen County Clerk, Wyoming in Book _____ Page _____, as such CC&Rs may from time to time be amended, restated, supplemented, or modified by or incorporated by reference in subsequent CC&Rs so recorded.
3. These Bylaws of Pine Ridge Ranch Property Owners Association, Inc., a Wyoming non-profit corporation, are the ruling document of the Association pursuant to Wyoming Nonprofit Corporation Act (Title 17, Chapter 19) ("Bylaws").

DEFINITIONS

1. Board of Directors:

- A. Pursuant to Article VI of the Articles of Incorporation, "The affairs of this Association shall be managed by a Board of Directors of not less than three (3) nor more than five (5) Directors as determined by

action of the members at the annual meeting, provided that at least three (3) Directors shall be selected at the first annual meeting following the filing of the Articles of Incorporation of the Association.”

- B. Board of Directors is herein defined as the duly elected and/or appointed and acting Board of Directors of the Association (the “Board of Directors”).
2. **Record of Survey:** Record of survey is herein defined as all the real property as shown on the Amended Record of Survey of Pine Ridge Ranch recorded July 19, 2004 in Plat Cabinet II, Slot 145 of the Goshen County Records, Instrument No. 857422 (which superseded the Record of Survey recorded June 11, 2004 in Plat Cabinet II, Slot 144 of the Goshen County Records, Instrument No. 856577) (the “Record of Survey”).
 3. **Parcel:** Parcel is herein defined as any parcel of land that is part of the Property as shown on the Record of Survey (“Parcel”).
 4. **Parcel Owner:** Parcel owner is herein defined as the person(s) or entity owning or holding the legal or equitable title to a Parcel, which term shall include, but not be limited to, a purchaser or purchasers under a contract for deed (“Parcel Owner”). A Parcel Owner may be an individual or individuals or a formal legal entity, including a trust, a corporation, a limited liability company, a general or limited partnership; or other legal entity recognized by the laws of the State of Wyoming.

ARTICLE I

PRINCIPAL OFFICE

The principal office of the Association shall be located in Goshen County, Wyoming, as the Board of Directors shall from time to time designate by resolution. At the date of adoption of these Bylaws, the principal office of the Association is located at 102 West Otis Street, Fort Laramie, Wyoming, 82212.

ARTICLE II

MEMBERSHIP

1. Each Parcel Owner is a member of the Association (“Member”). A Member in good standing is a Member who is current with annual and special assessments of the Association (“Member in Good Standing”).
2. Each Parcel Owner who is a Member shall remain a Member until he, she or it no longer qualifies as a Parcel Owner.
3. The name, address, phone number and email of each Member shall be entered into a membership register maintained by the Secretary of the Association (“Membership Register”).
4. If more than one person or entity owns or holds legal or equitable title to a Parcel, all said persons or entities shall be Members of the Association, but only one (1) person is recognized as a voting Member (“Designated Voter”).
5. The Secretary of the Association shall have the right to demand proof of parcel ownership prior to accepting a person(s) or entity(ies) as a Member.

ARTICLE III
MEMBERSHIP VOTING

1. The Association shall have one class of voting membership. At any meeting of the Members called and held pursuant to the provisions of these Bylaws, each Designated Voter shall be entitled to one (1) vote for each Parcel owned by such Designated Voter, provided that such Designated Voter is a Member in Good Standing. Any Member may attend meetings of the Members.
2. When more than one person holds an interest in any Parcel, only one (1) person shall be the Designated Voter for that Parcel. When a legal entity is Parcel Owner, only one (1) person, whether trustee of a trust, officer or shareholder of a corporation, member of a limited liability company, or partner of a general or limited partnership, shall be the Designated Voter for that Parcel. In such instances, written notice of the Designated Voter shall be given to the Association, and in no event shall more than one (1) vote be cast with respect to any Parcel. Fractional votes are not permitted.
 - A. In the event that the persons holding joint interest in a Parcel, or the representatives of a legal entity holding title to a Parcel, are unable to agree as to how their vote shall be cast, they shall lose their right to vote on the matter in question.
 - B. If a Designated Voter casts a vote representing a certain Parcel, it will be conclusively presumed that the Designated Voter is acting with the authority and consent of all of the other owners of that Parcel or the legal entity owning that Parcel.
 - C. If more than one (1) vote is cast for a particular Parcel, none of the said votes will be counted and all said votes would be deemed void.
3. Only Designated Voters are eligible to vote at meetings or cast a ballot in person or through a proxy holder, who is duly appointed by a written, directed proxy in a form prescribed by the Board of Directors. The Designated Voter must sign the directed proxy appointment form and file it with the Secretary of the Association.
 - A. Voting by proxy is permissible only through a Directed Proxy. For these purposes, a Directed Proxy is defined as a proxy statement that clearly instructs the proxy holder on how to cast the member's vote on matters presented to the Members.
 - B. All directed proxy appointment forms must designate by name the proxy holder. Designated Voters may designate any individual, including a currently serving Officer or Director of this Association, to be a proxy holder. Directed proxy appointment forms therefore will list the currently serving Officers and Directors of the Association, and a Designated Voter may, but is not required to, appoint any one of those individuals as a proxy holder.
 - C. Proxies are valid for a term not exceeding eleven (11) months, unless otherwise specified in the directed proxy appointment form. The Designated Voter can revoke appointment of a proxy at any time by written notice delivered to the Secretary of the Association. Additionally, a proxy shall be deemed revoked when the Secretary of the Association receives actual written notice of the death or judicially declared incompetence of such Member or upon termination of such Member's status as a Parcel Owner or Designated Voter provides a subsequent directed proxy appointment form.
4. Any matter or issue requiring the vote of the Members, other than the election of Directors, may be submitted for vote by written ballot without a meeting of the Members. The determination to conduct a vote without a meeting of the Members may be made by a majority of the Board of Directors, or may be made by written request signed by at least twenty percent (20%) of the total votes of Designated Voters and delivered to the Secretary of the Association.

5. In the event of such a vote, the Board of Directors shall give written and electronic notice thereof specifying the time and place where the ballots are to be cast and the matter(s) to be voted upon. Such notice shall then be mailed and emailed to the Members at least ten (10) days prior to the date specified for the receipt and counting of ballots and shall include the form of ballot to be used.
 - A. At a vote without a meeting of the members, a quorum must be represented pursuant to Article IV, 3. Quorum. Any matter voted on at such a meeting must pass by one (1) vote more than fifty percent (50%) of the total votes cast.
 - B. Upon tabulation of the ballots, the Board of Directors shall notify the Members of the Association of the outcome of the vote. If insufficient votes to constitute a quorum are cast, the Board of Directors shall notify the Members in a manner determined by the Board of Directors.
6. Provisions shall be made for the attendance of meetings electronically and the submission of ballots electronically. An electronically submitted ballot shall be treated in the same fashion as a ballot or vote submitted at a meeting, in the case of ballots submitted electronically during a meeting, or a mailed ballot in the instance in which mailed ballots are used.

ARTICLE IV

MEMBERSHIP MEETINGS

1. Annual Meetings of the Members

- A. An annual meeting of the Members shall be held in person and electronically within thirty (30) days before or thirty (30) days after the third Saturday of June of each calendar year as determined by the Board of Directors, for the purpose of electing Directors and for the transaction of such other business as may properly come before the Members. The Board of Directors shall give written and electronic notice of the annual meeting to the members and include a description of any matter or matters that shall be voted upon by the Members.
- B. The record date for the purpose of determining Members entitled to notice of and vote at the annual meeting shall be set on an annual basis by the Board of Directors. The record date shall be at least ten (10) but not more than sixty (60) days prior to the annual meeting. This record date will be valid for the annual meeting and any adjournments and/or postponements thereof.
- C. A record check is conducted for the purpose of determining the accuracy and validity of the Membership Register, and shall be completed prior to the annual meeting of the members. The record date is the date on which the record check must be completed. An alphabetical list of all Members entitled to notice of the meeting shall be prepared upon completion of the record check and shall show the address and number of votes each member is entitled to vote at the meeting (Membership List).
- D. Voter registration for annual meetings will begin at 3:00 p.m., and the annual meetings will begin at 4:00 p.m. Annual meetings shall be held at a place within Goshen County, Wyoming as designated by the Board of Directors, in a format prescribed by the Board of Directors. Provisions shall be made to allow for members to attend meetings electronically.
- E. If a natural or man-made event occurs that precludes an in-person meeting, an annual meeting may be held by means of the Internet or other electronic communications technology in which no in-person attendance occurs (i.e., virtual meeting).

- F. Members must have the opportunity to read or hear the proceedings concurrent with the live proceedings, comment on matters submitted to the Members, and pose questions during the meeting in any setting in which they appear electronically.

2. Special Meetings of the Members

- A. A special meeting of the members may be called by a majority of the Board of Directors; or
- B. By Members of the Association whose Designated Voters hold at least twenty percent (20%) of the voting power, sign, date, and deliver original document to any officer one (1) or more written demands for the meeting describing the purpose or purposes for which it is to be held.
- C. Special meetings shall be called by a notice signed by a majority of the Board of Directors to the Members via mail and email not less than ten (10) days nor more than sixty (60) days prior to the date fixed for said special meeting. Said notice shall specify the date, time and place of such meeting and the purpose of and the matters to be considered at the special meeting.
 - 1) The place or manner for such special meetings shall be at a place and time within Goshen County, Wyoming, as designated by the persons calling such special meeting. Special meetings are not required to be held at a geographic location if the meeting is held solely by means of the internet or other electronic communications technology in a manner pursuant to which the Members have the opportunity to read or hear the proceedings, comment on matters submitted to the Members, and pose questions during the meeting.
 - 2) Notice by mail is deemed effective when deposited in ordinary United States mail, properly addressed, with postage prepaid. Notice by email is deemed effective when electronically sent to email address shown in the current Membership Register.

3. Quorum

- A. The presence at any meeting, in person or by proxy, of Members having one (1) vote more than fifty percent (50%) of the eligible votes, constitutes a quorum. If a quorum is not met at a meeting, such meeting shall be adjourned to a time not less than forty-eight (48) hours or more than sixty (60) days after the time the original meeting was called.
- B. At an adjourned meeting, the quorum requirements shall be one-half (1/2) of that required for the initially called meeting.
- C. A Member's attendance at or participation in a meeting waives the required notice of the meeting unless the Member, upon arriving at the meeting or prior to the vote on a matter not noticed in conformity with these Bylaws or the Articles of Incorporation, objects to lack of notice and does not thereafter vote for or assent to the objected action.

4. Voting Majority

Unless otherwise provided in these Bylaws or in the CC&Rs, a majority of the votes cast [one (1) vote more than fifty percent (50%)] shall prevail with respect to any issue presented to the Members.

5. Election of Directors

Any vote taken for the election of Directors will be conducted at the annual meeting of the Members. Votes for the election of Directors may be cast in person, electronically during a meeting, or by directed proxy at the meeting, and those votes will be combined for the final vote count. Proxies and in person ballots will be in a form prescribed by the Board of Directors.

6. Other Matters Presented for a Vote

- A. All matters, other than election of Directors, presented at any meeting for a vote by the Members shall be voted upon by Designated Voter either by electronic (secret) ballot or a show of hands.
- B. Voting may also be by electronic (secret) ballot only, as determined by the chairman of the meeting.
- C. If twenty-five percent (25%) of the votes present at such meeting request that the vote be made by electronic (secret) ballot, the vote shall be by electronic (secret) ballot.

ARTICLE V

MEMBERSHIP RIGHTS

Membership shall belong with and may not be separated from ownership of a Parcel. The rights and obligations of a Parcel Owner and membership in the Association shall not be assigned, transferred, pledged, conveyed or alienated in any way, except upon transfer of ownership of such Parcel, whether by intestate succession, testamentary disposition, foreclosure of a mortgage, or such other legal processes as are now in effect or as may be established pursuant to the laws of the State of Wyoming. Members' rights of use and enjoyment hereunder shall at all times be subject to all existing published rules and regulations set forth by these Bylaws, and shall at all times be subject to the CC&Rs. In the event of a conflict between these Bylaws and the CC&Rs, the CC&Rs shall prevail.

ARTICLE VI

BOARD OF DIRECTORS

1. Number of Directors and Quorum of the Board of Directors

The Association shall be managed by a Board of Directors consisting of five (5) Members, and a majority of Directors then in office shall constitute a quorum of the Board of Directors.

2. Election Committee for Board of Directors

- A. At least annually, the Board of Directors shall select an Election Committee of at least three (3) Members in Good Standing, which Members may also be members of the Board of Directors, for the purpose of identifying interested, qualified members to run for open positions on the Board of Directors. The Board of Directors shall fill any vacancies on the Election Committee that may arise during the term of the Election Committee's service.
- B. The Election Committee shall provide to the membership a summary of qualifications, as recommended by the Board of Directors, for a position on the Board of Directors and shall determine the date by which Member submissions must be received to be considered.
- C. To be eligible to run for a Director position, a Member must be in good standing with the Association. Two or more Members owning the same parcel(s), or married couples, may not serve as a Director on the Board of Directors concurrently. Eligible, interested Members shall submit to the Election Committee a letter of interest that includes a short biography and a statement of understanding of the requirements of a Director position.
- D. The Election Committee shall prepare a slate of eligible Members from the nominee submissions received by the Committee. The slate of nominees must be at least twice the number of expiring position(s) on the Board of Directors. If the Call for Nominees does not elicit the required number of submissions, the Committee will solicit nominees to fulfill the minimum required number of nominees.

- E. Elected Directors shall be determined by the nominees receiving the highest number of votes.
- F. Nominations other than those on the slate of eligible Members prepared by the Election Committee shall not be voted upon.

3. Election of Directors

At each Annual Meeting, Members shall vote (by secret ballot or by proxy, as described in Article III herein) for the appropriate number of Directors necessary to fill the expiring Board of Directors position(s). The candidate(s) receiving the highest number of votes will be elected. Cumulative voting is not permitted.

4. Terms of Office

- A. Directors shall serve a term of either three (3) or two (2) years, as determined by:
 - 1) Two (2) Director positions shall run for a term of three (3) years and three (3) Director positions shall run for a term of two (2) years.
 - 2) In the event there are one or more vacant three (3) year positions being voted on, the nominee(s) receiving the highest number of votes will be elected to those three (3) year positions, and the nominee(s) receiving the next highest number of votes will be elected to any open two (2) year positions.
- B. Elected Directors will serve the relevant term until their respective successors are elected, or until their death, resignation or removal, whichever is earlier.

5. Director Vacancies

Vacancies on the Board of Directors outside of a Director's stated term shall be filled by a majority vote of the remaining Directors, and each Director so appointed shall hold office for the remainder of the term of the vacating Director's position until his or her successor is elected by the Members, or until his or her death, resignation or removal, whichever is earlier.

6. Removal

- A. The Board of Directors has the power to remove from the Board a Director who misses three (3) or more regular Board of Director meetings. The Director may be removed only if a majority of the Directors then in office vote for the removal.
- B. The Members of the Association have the power to remove an individual Director or the entire Board of Directors elected by them at any time; provided, however, that neither an individual Director or the entire Board of Directors shall be removed if the number of votes cast against removing an individual Director or the entire Board of Directors exceeds twenty percent (20%) of the total number of votes of the Members.
- C. An individual Director or entire Board of Directors elected by the members may be removed by the members only at a meeting called for the purpose of removing the Director or entire Board, and the meeting notice shall state that the purpose, or one (1) of the purposes, of the meeting is removal of the Director or the entire Board of Directors.

7. Meetings of the Board Of Directors

A. First Meeting of the Incoming Board of Directors

The first meeting of the incoming Board of Directors shall be held each year within thirty (30) days following the annual meeting of the Members for the purpose of electing new officers, appointing new committee chairpersons, and for transacting such other business as may be deemed appropriate by the

Board of Directors. The Board of Directors may act telephonically or without a meeting if all of the Directors individually or collectively consent in writing to such action. Such consent shall be filed with the Minutes of the Board of Directors.

B. Regular Meetings of the Board of Directors

- 1) The Board of Directors shall hold regular meetings at least six (6) times per calendar year for the purpose of receiving a Treasurer's report, approving invoices presented to the Board of Directors for payment, discussing old and new business brought forward by either the Board of Directors or by Members of the Association, and other matters as necessary. The Board of Directors may act telephonically or via other electronic means without a meeting if all of the Directors individually or collectively consent in writing to such action. Such consent shall be filed with the Minutes of the Board of Directors.
- 2) The structure of regular meetings of the Board of Directors will be at the discretion of the Board of Directors then in office, including whether the regular meetings will be open to Members of the Association.

C. Special Meetings of the Board of Directors

- 1) Special meetings of the Board of Directors shall be held when called by any officer of the Association, or by any two (2) Directors, after not less than three (3) days prior written notice, unless such notice is waived in writing by all of the Directors. Special meetings of the Board of Directors may also be called by Members representing at least 10% of the voting membership.
- 2) The Board of Directors may act telephonically or via other electronic means without a meeting if all of the Directors individually or collectively consent in writing to such action. Such consent shall be filed with the Minutes of the Board of Directors.

D. Procedures

- 1) The vote of a majority of the Directors present at a properly called meeting at which a quorum is present shall be the act of the Board of Directors, unless the vote of a greater number is required by law or by these Bylaws for a particular resolution.
- 2) Minutes of all meetings of the Board of Directors shall be prepared by the Secretary of the Association, approved by the Board of Directors, and entered into the Association's permanent records. In the absence of the Secretary, the Board may assign an alternate to record the minutes.

E. Actions Outside of a Meeting

Any action required to be taken or any action that may be taken at a meeting of the Board of Directors may be taken between regular or special meetings without a meeting if consent in writing setting forth the action so taken is signed by all of the Directors.

F. Ratification of Actions Outside of a Meeting

All actions and acts of the Board of Directors taken between regular or special meetings of the Board of Directors shall be ratified by Consent for Ratification of Actions for the subject period and signed by the Secretary of the Association and all members of the Board of Directors. Such signed Consents for Ratification of Actions shall be entered into the minutes of the Association upon full execution by the Secretary of the Association and all members of the Board of Directors.

G. Board of Director Committees

To the extent permitted by law, the Board of Directors may appoint from the members of the Board a committee or committees, temporary or permanent, and designate the duties, powers and authorities of such committees. Each committee shall have two (2) or more Directors who serve at the pleasure of the board. Such committees shall not, however, authorize distributions or authorize actions without a vote of the Board of Directors.

H. Other Committees

The Board of Directors may, from time to time, appoint one or more committees of any number of Members in Good Standing to address specific matters concerning the Association, which committee(s) will, upon direction and instruction from the Board of Directors, take such actions as are directed by the Board of Directors, and report to and provide to the Board of Directors information gathered and received regarding the matter(s) for which the committee(s) were formed. Any such member committee(s) shall include at least one Director of the Association. No such member committee(s) or individual Member(s) of any such committee(s) has any authority to act on its, his or her own without authorization by the Board of Directors. The Board of Directors may disband any such member committees at any time.

ARTICLE VII

DUTIES AND POWERS OF THE BOARD OF DIRECTORS

The Board of Directors shall have the following duties and powers:

1. To exercise all power vested in the Board of Directors according to the Articles of Incorporation, these Bylaws, the CC&Rs, and the laws of the State of Wyoming.
2. To appoint and remove officers of the Association.
3. To appoint such agents and employ such independent contractors, including attorneys and accountants, to assist in the operations of the Association and meet the purposes of the Association, and to fix their duties and establish their compensation.
4. To enforce all applicable provisions of the CC&Rs, these Bylaws and all other regulations relating to the management of the Association.
5. To contract for and pay premiums for casualty, liability and other insurance and bonds (including indemnity bonds) which may be required of the Association.
6. To contract for and pay for maintenance, landscaping, utilities, materials, supplies, labor and services that may be required from time to time to carry out its functions under the CC&Rs.
7. To pay all taxes, special assessments and other assessments and charges, which are or would become a lien on Association-owned or maintained property, if any.
8. To contract for and pay for construction or reconstruction of damaged or destroyed Association property.
9. If and when the Board of Directors deems it appropriate to do so, to delegate its duties and powers hereunder to the officers of the Association.

10. To establish, in accordance with the CC&Rs, and thereafter levy assessments and fines on the Members of the Association and to collect same in accordance with the CC&Rs; provided, however, that no annual assessment shall exceed that provided for in the CC&Rs and no special assessment may be set without a vote of the Members as provided for in the CC&Rs.
11. To appoint an Election Committee for the preparation and organization of the election of the Board of Directors, and to prescribe rules under which said Election Committee is to act.
12. To appoint one or more committees of Members in Good Standing to act at the direction of the Board of Directors.

ARTICLE VIII

OFFICERS

1. The Officers of the Association shall be a President, Vice President, Secretary and Treasurer, and all shall be Members in Good Standing of the Association. If a member is a partnership, corporation, trust or other legal entity under Wyoming law, the partners, members, principals, employees or trustees qualify to serve as officers. The Association may also have, at the discretion of the Board of Directors, one or more assistant secretaries, one or more assistant treasurers, and such other officers as may be appointed in accordance with the provisions of Paragraph 3 of this Article VIII. An officer may hold more than one office, except that the offices of President and Secretary may not be held by the same person.
2. The officers of the Association, except such officers as may be appointed in accordance with the provisions of Paragraphs 3 and 5 of this Article VIII, shall be elected by the Board of Directors, and each officer shall hold his or her office for one (1) year unless he or she resigns or is removed or is otherwise disqualified to serve. In the event that an officer is removed or is otherwise disqualified to serve during his or her one (1) year term, the Board of Directors will elect an individual to fill the vacated position until the next annual meeting.
3. The Board of Directors may appoint, and may empower the President to appoint, such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in these Bylaws or as the Board of Directors may from time to time determine.
4. Any officer may be removed, with or without cause, by the Board of Directors or by any officer upon whom the Board of Directors may grant such power of removal; provided, however, that no such officer shall remove an officer elected by the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors or to the President or to the Secretary of the Association. Any 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 is not necessary to make the resignation effective.
5. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in these Bylaws for regular appointments to such office.
6. The **President** shall be elected by the Board of Directors from among the Directors. He/she shall be the chief executive officer of the Association and shall, subject to the control of the Board of Directors, have general supervision, direction and control of the affairs and officers of the Association. He/she shall preside at all meetings of the Board of Directors and Members, and such other powers and duties as may be prescribed by the Board of Directors or these Bylaws.

7. The **Vice President** shall be elected by the Board of Directors from among the Directors. In the absence of the President, the Vice President shall perform all of the duties of the President, and when so acting shall have all the powers of, and be subject to all of the restrictions on, the President. He/she shall have such other powers and perform such other duties as may from time to time be prescribed by the Board of Directors or by these Bylaws.
8. The **Secretary** need not be a Director but shall be elected by the Board of Directors. He/she shall keep or cause to be kept, at the principal office of the Association or at such other place as the Board of Directors may order, a book of minutes of all meetings of the Board of Directors and of the Members, with the time and place of holding said meetings, whether regular or special and, if special, how authorized, the notice given thereof, the names of those present at Board of Directors' meetings, the number of Members present in person or by proxy at Members' meetings, and the proceedings thereof. The Secretary shall keep, or cause to be kept, appropriate current records showing the Members of the Association, together with their addresses, email addresses (if known), and telephone numbers (the Membership Register). He/she shall give, or cause to be given, notice of all meetings of the Board of Directors required by the Bylaws or by law to be given, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or by these Bylaws.
9. The **Treasurer** need not be a Director but shall be elected by the Board of Directors. He/she shall maintain, or cause to be kept and maintained, adequate and correct accounts of the financial records and business transactions of the Association, including accounts of its assets, liabilities, receipts and disbursements. The books of account shall at all reasonable times be open to inspection by any Director or Member, pursuant to the procedure and limitation of Article IX, 2. herein. The Treasurer shall deposit all monies and other valuables in the name of and to the credit of the Association with such depositories as may be designated by the Board of Directors. He/she shall disburse the funds of the Association as may be ordered by the Board of Directors, and shall render to the Board of Directors an accounting of all of the financial transactions of the Association and of the financial condition of the Association at each annual meeting and each regular meeting of the Board of Directors. The Treasurer shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or by these Bylaws.

ARTICLE IX

MISCELLANEOUS

1. Records of the Association

- A. The Association shall keep a copy of the following records at its principal office:
 - 1) Its Articles or Restated Articles of Incorporation and all amendments to them currently in effect;
 - 2) Its Bylaws or Restated Bylaws and all amendments to them currently in effect;
 - 3) Resolutions adopted by its Board of Directors relating to the characteristics, qualifications, rights, limitations and obligations of the Association's Members;
 - 4) Minutes of all meetings of Members and records of all actions approved by the Members for the past three (3) years;
 - 5) All written communications to Members generally within the past three (3) years, including the financial statements furnished for the past three (3) years under Wyoming Statute 17-19-1620;
 - 6) A list of the names and addresses of its current Directors and Officers;

- 7) Its most recent annual report delivered to the Wyoming Secretary of State under Wyoming Statute Sec. 17-19-1630.
- B. The Association shall keep as permanent records, in written form or in another form capable of conversion into written form within a reasonable time:
 - 1) Minutes of all meetings of its Members and Board of Directors, a record of all actions taken by the Members or Board of Directors without a meeting;
 - 2) Appropriate accounting records; and
 - 3) A record of its Members (Membership Registry) in a form that permits preparation of a list of the names and addresses of all members, in alphabetical order, showing the number of votes each Member is entitled to cast ("Membership List"). See Wyoming Statute 17-19-1605 regarding Limitations on Use of Membership List.

2. Inspection of Records of the Association

- A. Subject to Wyoming Statutes, a Member of the Association is entitled to inspect and to copy (at the Member's cost) any of the records of the Association except written communications with individual Members and privileged legal communications. Records of the Association may be inspected and copied during reasonable business hours at the office of the Association if the Member gives the Association written notice or a written demand at least five (5) business days before the date on which the Member wishes to inspect and copy any records of the Association. At least one (1) Director shall be present at any such inspection, and the notice or demand will be subject to the earliest availability of the Director(s) to be present at the inspection and shall be at a time convenient to both the Member and the Director(s). A Member may inspect and copy the records of the Association only if (i) the Member's demand is made in good faith and for a proper purpose; (ii) the Member describes with reasonable particularity the purpose and the records the Member desires to inspect; and (iii) the records are directly connected with the purpose described by the Member. This section does not affect (i) the right of a Member to inspect records under Wyoming Statute 17-19-720 or, if the Member is in litigation with the Association, to the same extent as any other litigant; or (ii) the power of a court to compel the production of the records of the Association for examination.
- B. Nothing pertaining to access of Association records shall operate to violate the confidentiality of records, including records that are generally considered by law to be confidential or privileged.

3. Management Services

The Board of Directors may, from time to time, employ the services of a manager to manage the affairs of the Association, and to the extent not inconsistent with the laws of the State of Wyoming, and upon such conditions as are otherwise deemed advisable by the Board of Directors, the Board of Directors may delegate to the manager any of its powers under these Bylaws and the CC&Rs.

4. Amendment or Repeal

These Bylaws may be amended or repealed and new Bylaws adopted by the Members only by the affirmative vote of at least sixty six and two thirds percent (66 2/3%) of the total votes of the Membership pursuant to Article III of these Bylaws. Any amendment must be consistent with the CC&Rs as the CC&Rs may be modified or amended from time to time.

5. Notice/Document Delivery

Any notice or other document permitted or required to be delivered as provided herein may be delivered either personally, electronically, or by United States Postal Service. If delivery is made by mail, it shall be

deemed to be delivered one (1) week after a copy of same has been deposited in the United States Mail, postage prepaid, to the last known address of the addressee. Notice by email is deemed effective when electronically sent to email address shown in the current Member Registry.

ARTICLE X

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Any Officer or Director of the Association who is involved in litigation by reason of his or her position as an Officer or Director of this Association shall be indemnified and held harmless by the Association to the fullest extent authorized by law as it now exists or may subsequently be amended (but in the case of any such amendment, only to the extent that such amendment permits the Association to provide broader indemnification rights).

ARTICLE XI

DISSOLUTION

This Association may be dissolved only with the authorization of the Board of Directors given at a special meeting called for that purpose, and with the subsequent approval of no less than sixty six and two thirds percent (66 2/3%) of the Members. In the event of the dissolution of the Association, all liabilities and obligations of the Association shall be paid, satisfied and discharged, or adequate provision shall be made therefor. Upon the payment, satisfaction or discharge of all of the existing liabilities and obligations of the Association, any remaining assets shall be distributed, transferred, or conveyed to the Members of the Association.

ARTICLE XII

CERTIFICATION

_____, the acting President of the Association, and _____, the acting Secretary of the Association, hereby certify that the foregoing is a true and correct copy of the Bylaws of the Association, duly adopted by the Members of the Association on _____.

Signature of the President of the Association

Signature of the Secretary of the Association

Printed Name of the President of the Association

Printed Name of the Secretary of the Association



**Pine Ridge Ranch
Property Owners Association, Inc.**
A non-profit Wyoming Corporation

VOTING BALLOT – BYLAWS

I, _____ (Print Member Name), the Designated Voter
for Parcel No(s). _____, cast the following vote FOR
or AGAINST the adoption of the AMENDED AND RESTATED BYLAWS OF PINE RIDGE RANCH PROPERTY OWNERS
ASSOCIATION, INC. I understand and acknowledge that my vote must be made in writing by this instrument,
MUST BE SIGNED AND NOTARIZED, and this original document must be received in the Pine Ridge Ranch Property
Owners Association post office box by **Monday, June 16, 2025**, to be counted (SASE enclosed for your use).

ADOPTION OF THE AMENDED AND RESTATED BYLAWS OF PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.
(please check one)

FOR ☐

AGAINST ☐

Designated Voter Signature (must be original signature)

Printed Name of Designated Voter

NOTARIAL CERTIFICATE

State of _____

County of _____

I certify that this is a true and correct copy of a document entitled VOTING BALLOT - BYLAWS in the possession of
_____ signed and sworn to (or affirmed) before me

Name of Voting Person

that he/she is the Designated Voter for the Parcel No(s). _____ and has voted
on the above AMENDED AND RESTATED BYLAWS OF PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC. on
this _____ day of _____, 2025.

(SEAL)

Signature of Notarial Officer

Title (e.g. Notary Public) or Rank (Rank if Officer in active military)

My commission expires: _____

**AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AFFECTING REAL PROPERTY**

These Declaration Of Covenants, Conditions And Restrictions Affecting Real Property were duly adopted by the Pine Ridge Property Owners Association, Inc., on the _____ day of _____, 2025 and are effective as of that date. These Declaration Of Covenants, Conditions And Restrictions Affecting Real Property replace all prior Declaration Of Covenants, Conditions And Restrictions Affecting Real Property of the Pine Ridge Ranch Property Owners Association, Inc. (Previously superseded CC&R's: Document 893875, Book 769 Page 108 dated March 25, 2009; Document 879440, Book 733 Page 159 dated April 30, 2007; Document 857027, Book 676 Page 24, July 1, 2004 and Document 855867, Book 673 Page 52 dated May 11, 2004). Attached hereto as Exhibit "A" and made a part hereof by this reference is a Legal Description of Pine Ridge Ranch, Goshen County, Wyoming, which is referred to herein as the "Property".

PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC, a Wyoming non-profit corporation, was formed by Articles of Incorporation filed April 28, 2004 with the Wyoming Secretary of State, Instrument Number 2004-00466314, as corrected by Articles of Correction filed August 17, 2004, Doc. ID: 2004-00472084, and as amended by Articles of Amendment filed April 7, 2009, Amendment ID: 2009-000748249 (collectively, the "Articles of Incorporation").

The Association does hereby subject the Property to and declare the following Covenants, Conditions and Restrictions Affecting Real Property (the "CC&Rs"):

The Amendments to the Covenants, Conditions and Restrictions were made in accordance with those provisions set forth in the prior Covenants, Conditions and Restrictions, stating:

21. AMENDMENTS. This Declaration may be amended at any time by an instrument that has been signed by not less than sixty-six and two-thirds percent (66 2/3%) of the total Parcels comprising the Property and recorded in the office of the Goshen County Clerk, Goshen County, Wyoming. Each Parcel of record shall be granted one vote.

I. DEFINITIONS

1. **Association:** Association is herein defined as Pine Ridge Ranch Property Owners Association, Inc., a Wyoming non-profit corporation (hereinafter referred to as the "Association"), as formed by Articles of Incorporation.
2. **Bylaws:** The ruling document of the Association pursuant to Wyoming Nonprofit Corporation Act (Title 17, Chapter 19) ("Bylaws").
3. **Covenants, Conditions and Restrictions Affecting Real Property (the "CC&Rs"):** The guiding document that provides the regulations to accomplish the purpose of the Association.
4. **Board of Directors:** Board of Directors is herein defined as the duly elected and/or appointed and acting Board of Directors of the Association, as defined in the Bylaws of the Association ("Board of Directors").

5. **Record of Survey:** Record of survey is herein defined as all the real property as shown on the Amended Record of Survey of Pine Ridge Ranch recorded July 19, 2004 in Plat Cabinet II, Slot 145 of the Goshen County Records, Instrument No. 857422 (which superseded the Record of Survey as recorded June 11, 2004 in Plat Cabinet II, Slot 144 of the Goshen County Records, Instrument No. 856577) (the “Record of Survey”).
6. **Easement:** Easement is herein defined as the roadway and utility easement as shown on the Record of Survey, including all real property and improvements thereon (“Easement”).
7. **Parcel:** Parcel is herein defined as any parcel of land that is part of the Property as shown on the Record of Survey (“Parcel”).
8. **Parcel Owner:** Parcel Owner is herein defined as the person(s) or entity owning or holding the legal or equitable title to a Parcel, which term shall include, but not be limited to, a purchaser or purchasers under a contract for deed (“Parcel Owner”). A Parcel Owner may be an individual or individuals or a formal legal entity, including a trust, a corporation, a limited liability company, a general or limited partnership; or other legal entity recognized by the laws of the State of Wyoming.
9. **Property:** Attached hereto as Exhibit “A” and made a part hereof by this reference is a Legal Description of Pine Ridge Ranch, Goshen County, Wyoming, which is referred to herein as the “Property”.
10. **Roads:** As indicated by the Record of Survey, the interior roads of the Property are dedicated, private rights-of-way for the Parcel Owners within the Property for use by the Parcel Owners and their families, guests and invitees (“Roads”). The maintenance and improvement of the Roads is not a public responsibility, but is a responsibility that shall be borne by the Association. Nothing in this paragraph asserts control or ownership over dedicated county roads or state highways that may fall within the property.
11. **Outbuilding:** Outbuilding is herein defined as a permanent covered structure with four walls, separate and detached from the main residential dwelling on a Parcel, which may be a barn, detached garage, storage shed, greenhouse, or animal dwelling structure other than a loafing shed or dog house (“Outbuilding”).
12. **Improvements:** Improvements are herein defined as, but not limited to, water supply systems, underground utilities, drainage systems, wind breaks, fences and conservation measures or any positive, permanent change to a Parcel that increases the Parcel’s value.
13. **Feedlot:** An animal feeding operation concentrated in an area, or building, connected with a slaughterhouse, railroad or market where groups of livestock, including, but not limited to, cattle, swine, sheep, horses, mules, goats, turkeys, chickens or ducks, are fed or fattened up rapidly in a confined area prior to slaughter.
14. **Stockyard:** A place, establishment, or facility conducted or operated or managed as a public market for livestock and producers, feeders, market agencies and buyers, consisting of pens or other enclosures, and connected with a slaughterhouse, railroad or market for the temporary housing of livestock, including, but not limited to, cattle, swine, sheep, horses, mules, goats, turkeys, chickens or ducks, prior to slaughter, market or shipping.
15. **Dairy Farm:** An area, which may include buildings or rooms, where cows, goats or sheep are maintained primarily for the long-term, wholesale production, sale and distribution of milk or milk products.
16. **Kennel:** A retail establishment for the breeding, raising, boarding, training, or sheltering of dogs and/or cats.

17. **Secondhand Business:** A business where second-hand goods of any kind are acquired or disposed of; the premises where a second hand goods dealer conducts business and includes any yard, storage facility or other property associated with conducting the secondhand business.
18. **Mobile Home:** Any transportable home or house trailer as defined in Wyoming Statute 31-1-101 and as amended from time to time.

II. TERM

These CC&Rs shall run with the Property and shall be binding upon Parcel Owners and persons claiming under them for a period of ten (10) years from the date that these CC&Rs are recorded in Goshen County, Wyoming. These CC&Rs shall automatically extend for successive periods of ten (10) years each unless an instrument of cancellation is voted for by the then Parcel Owners of record, at one (1) vote per Parcel, of not less than sixty-six and two thirds percent (66 2/3%) of voting parcels, which instrument of cancellation is recorded in Goshen County, Wyoming on or before the first or any successive expiration date.

III. PURPOSE

1. The Association and CC&Rs are instituted for the purpose of:
 - A. In accordance with the Articles of Incorporation of the Association, the maintenance, preservation and architectural control of the resident parcels as a resident and owner's Association;
 - B. Preserving and protecting the value of the Property, its natural beauty, and its desirability for use as a quality residential, recreational and agricultural area in furtherance of a common plan;
 - C. Maintaining the Roads and Easements as shown on the Record of Survey, at least once a year, as directed by the Board of Directors and as the Association budget allows.
2. The Association has the authority to borrow and encumber its assets and possesses all the necessary powers to carry out its purposes, whether or not specifically set forth herein, including the power to enter into contracts with third parties to perform various functions. Additionally, the Association has the power to dedicate the roads and grant the easements to Goshen County, Wyoming.

IV. MEMBERSHIP

Each and every Parcel Owner, in accepting a deed or contract for deed for any Parcel, whether or not it shall be so expressed in such deed or contract, automatically becomes a member of the Association ("Member"), and agrees to be bound by such reasonable rules and regulations as may, from time to time, be established by the Association. Membership shall belong with and may not be separated from ownership of the Parcel. The rights and obligations of a Parcel Owner and membership in the Association shall not be assigned, transferred, pledged, conveyed or alienated in any way, except upon transfer of ownership of such Parcel, whether by intestate succession, testamentary disposition, foreclosure of a mortgage, or such other legal processes as are now in effect or as may be hereunder established pursuant to the laws of the State of Wyoming. The Association shall be operated and conducted on a strictly mutual benefit and nonprofit basis. Each Parcel Owner as a Member of the Association shall have the voting rights set forth in the Bylaws of the Association.

V. ASSESSMENTS

1. Annual Assessments

- A. Each Parcel is obligated to pay regular annual assessments for maintenance, repairs and reserves and improvements of the Roads and Easements, Directors and Officers Insurance ("D&O Insurance"), and operating costs ("Annual Assessments"). Each Parcel Owner shall be personally responsible for his, her or its share of Annual Assessments imposed by the Association on the basis of one Annual Assessment per Parcel. Owners of more than one (1) Parcel are obligated to pay the Annual Assessments imposed for each Parcel. The Annual Assessments will be collected on an annual basis.
- B. The Board of Directors shall set Annual Assessments on an annual calendar basis. These Annual Assessments will be based on the estimated costs of repairing, maintaining and improving the Roads and Easements, D&O Insurance premiums, and operating costs, including any reserves required for future capital expenditures and maintenance for the subject year. The Assessments will be collected on an annual basis.
- C. Written and electronic notice of Annual Assessments will be sent to every Parcel Owner at least thirty (30) days before the end of each calendar year, and payment of the Annual Assessments is due on or before December 31 of each calendar year. Annual Assessments not paid within ninety (90) days of original due date will be subject to collection methods, such as judgment, lien and or garnishment, pursuant to Section 3A below. The Board of Directors shall not increase the amount of Annual Assessments beyond ten percent (10%) of the current annual assessment amount per year unless approved by a majority of the Members of the Association.
- D. Any new Parcel Owner acquiring their interest during the calendar year shall be obligated to pay a pro rata portion thereof from the date of purchase. Thereafter, each Parcel Owner shall be responsible for paying the Annual Assessment.

2. Special Assessments

In addition to the Annual Assessment as set forth above, special assessments may be initiated by the Board of Directors or the Members if such an assessment is necessary to meet the purposes of the Association. In that event, a vote of the Members of the Association will be held to approve any such special assessments ("Special Assessments"), which vote will require approval by sixty-six and two thirds percent (66 2/3%), of Members representing one vote per Parcel. Each Parcel is obligated to pay its share of Special Assessments imposed pursuant to these CC&Rs.

3. Non-Payment of Annual Assessments and/or Special Assessments

- A. If any Parcel fails to pay its Annual Assessments and/or Special Assessments chargeable to a Parcel, such assessment(s) shall accrue, on a monthly basis, simple interest of 1.5% (18% per annum). Assessments paid after the due date shall also be subject to a one-time late fee of \$15.00.
- B. Unpaid Annual and/or Special Assessments chargeable to a Parcel, together with all interest and late fees accrued thereon, may be subject to appropriate legal action brought before a court of appropriate jurisdiction. The Association is entitled to seek all costs of collection, in addition to the amount in arrears, including attorneys fees and may seek to enforce any judgment through any means allowable at law, including implementation, garnishment and foreclosure.

- C. Parcel Owners consent to Association filing a lien on their parcel for any unpaid Annual and/or Special Assessment that remains unpaid for a period of ninety (90) days or more after due date, reflecting the amount owed and the accrual of interest and late fees as set forth above. Parcel Owners waive any defects in the form of such filed liens, which may further be foreclosed upon as provided by law.
- D. Liens that attach to the parcels shall remain attached until such time as the lien amount is paid in full.

VI. PARCEL USES

No Parcel shall be used except in accordance with Goshen County, Wyoming, zoning and building permit requirements, if any, as may be in effect from time to time, and in accordance with these CC&Rs, as follows:

1. Subdividing and/or Consolidation of Parcels

Subdividing or consolidation of parcels is not permitted.

2. Construction Materials Removal

During construction, Parcel Owners are responsible for ensuring that all construction related materials, trash, waste and debris are contained, secured and protected. The Parcel Owner shall be responsible for ensuring that during or after construction, trash, debris, or any other material will be contained on the Parcel and disposed of by the Parcel Owner, the Parcel Owner's contractor, or through the Parcel Owner's contracted trash service, within thirty (30) days of construction completion.

3. Restrictions of Placement of Improvements on a Parcel

- A. No residential structures, Outbuildings or Improvements (other than acceptable fencing) shall be located on an Easement or upon a Parcel within one hundred (100) feet of any Parcel boundary or easement (roadway/easement) as shown on the Record of Survey, except for a property entrance and address sign to identify the Parcel and its occupant as set forth in number 7. Signs.
- B. For every ten (10) acres of Parcel size, one (1) Outbuilding is permitted (for example, four (4) Outbuildings are permitted on forty (40) acres; six (6) Outbuildings are permitted on sixty (60) acres).
- C. The maximum size of any outbuilding shall be four thousand (4,000) square feet and the maximum height of the sidewalls of any Outbuilding shall be sixteen (16) feet. There are no size restrictions on a permanent residence.
- D. All residences and Outbuildings shall be white or earth tone in color (guidance provided by Procreate Earth Tones color palette attached hereto as Exhibit "B").

4. Underground Utilities

- A. All utility laterals and/or service extensions from the main utility connections to the principal residence and all other structures serviced by said utilities shall be underground and shall be the responsibility of the Parcel Owner and/or the appropriate utility company.
- B. Any utility laterals and/or service extensions originating at the above-ground electrical facilities on Tollefson Trail, Brooks Blvd., and Pine Ridge Road that have been in existence since the time of development of Pine Ridge Ranch (and as described on the Record of Survey) that extend from the above-ground electrical facility to any structure on a parcel must be underground and shall be the responsibility of the Parcel Owner and/or appropriate utility company.

5. Fences

Fences shall be deemed to include the entire enclosure, thus including gates and cattle guards associated with the fence. No fence shall be placed within any Road or Easement. All fences are to be made of rock, masonry, wood, vinyl, barbed wire, smooth wire, polymer wire, tubular steel, or chain link materials and shall be maintained by the Parcel Owner.

6. Outdoor Lighting

- A. All outdoor lighting shall be downward directed. All outdoor lighting shall be canopied or shielded to prevent the broadcast and/or disbursement of lighting to adjacent Parcels. Unless otherwise approved by the Board of Directors, the use of automatic all-night flood /area lighting is not approved for use on any Parcel.
- B. In situations of flags or other top-of-pole mounted objects that cannot be illuminated with down-lighting, upward lighting may be used only in the form of one narrow cone spotlight which confines the illumination to the flag or object of interest.
- C. No lighting fixture or device may be operated in such a manner as to constitute a hazard or danger to persons or to safe vehicular operation.
- D. This section is not intended to otherwise prohibit other exterior lighting incidental and/or attached to residences or Outbuildings that are appropriately shielded and/or canopied.
- E. Holiday lighting is exempt.

7. Signs

Signs that identify addresses, Parcel Owners and/or the name of the Parcel are permitted, which signs shall not exceed thirty-six (36) square feet. Neatly painted and/or printed and maintained For Sale, For Rent or No Trespassing signs are permitted and shall not exceed six (6) square feet. Signs may not be placed on an Easement. All other signs are not permitted on the Parcel.

8. Garbage

Parcel may not be used for permanent storage of rubbish or trash (collectively, garbage). All garbage must be disposed of in accordance with any applicable state law or county regulations. No garbage may be kept on any Parcel except in covered containers and screened from view from adjacent Parcels.

9. Fires

Burning of garbage, grass, weeds, construction materials, waste or any other combustible materials on a Parcel is prohibited. Recreational fires (i.e. fire pits, barbeques, food grills) on a Parcel are permitted so long as the fires are properly contained in a non-combustible area on a Parcel and are properly extinguished. Fireworks are not permitted.

10. Recreational Firearms Use

The safe and responsible use of recreational firearms is permitted by the Parcel Owner and their guests, subject to section 17. Nuisances, Noxious or Offensive Activity herein. Firearms use on other Parcels is only permitted with the explicit consent of the Parcel Owner. Firearms use on Roads and Easements is strictly prohibited. Firearms use is subject to applicable Wyoming State Statutes.

11. Hunting

Hunting on any Parcel is only permitted with the explicit consent of the Parcel Owner. All hunting must comply with the regulations of the Wyoming Game and Fish Department and the State of Wyoming.

12. Speed Limit

For the sake of safety and for the preservation of the Roads, Parcel Owners, their contractors and their invited guests are responsible for obeying the posted speed limit.

13. Junkyards, Second-Hand Businesses, and Commercial Enterprises

No junkyards, accumulation of junk items, manufacturing or commercial enterprise, including commercial animal boarding activities, or enterprises for profit shall be maintained upon or in connection with any Parcel on the Property, except in connection with business related to small-scale ranching of livestock or in-home, non-storefront enterprises.

14. Motor Vehicles, Machinery, Equipment and Storage

- A. Inoperable or unlicensed vehicles must be stored or parked inside an Outbuilding so as not to be visible from adjoining Parcels.
- B. All vehicles or motors must be operated with a muffler and spark arrestor. All-terrain vehicles (ATVs), Utility Task or Terrain Vehicles (UTVs), go-carts, motorcycles, mini-bikes, motorized scooters and like vehicles and equipment are allowed on Roads or Easements only if driven by a legally licensed driver and operated in a manner that does not disturb Parcel Owners or destroy roads/easements.
- C. No vehicles, trailers, or any other vehicular equipment shall be parked on any Road that provides common access to and within the Property.
- D. Trucks, cars, buses, equipment and/or building materials shall not be stored on any Parcel to the point that they would be deemed unsightly or numerous by an average person.

15. Retail Trade

Retail trade or any other business activity or enterprise involving customer traffic is prohibited on any Parcel, except business related to small-scale ranching of livestock or in-home, non-storefront enterprises.

16. Hazardous Materials

Other than those materials necessary for the operation of equipment and/or for maintenance of a Parcel, no hazardous or toxic materials may be kept, used or stored on any Parcel. The terms hazardous and toxic materials include any material that is considered hazardous or toxic under Federal, State or other local laws or regulations.

17. Nuisances, Noxious or Offensive Activity

No nuisance or noxious or offensive activity shall be carried on or upon or from any Parcel. The unnecessary, prolonged or indiscriminate creation of noise (including but not limited to, gunfire, road racing, and loud music), dust, fumes or odors is prohibited.

18. Sanitary Facilities

All residences must have interior toilets or other sanitary facilities that are water-flush or county approved devices. Wastewater shall be discharged into a county or other governmental agency (with jurisdiction)

approved septic disposal system located on the Parcel. No septic disposal system shall drain onto or otherwise impact any adjacent Parcel or other Property.

19. Livestock

- A. A Parcel may be used for ranching, including the use and keeping of a reasonable number of livestock including horses and cattle, provided the Parcel has been fenced with a minimum three-strand (or better) barbed wire (or better) fence, so as to assure the safety of livestock and prevent the movement of livestock from the Parcel. (See W.S. 11-28-102 (A) Lawful fences generally.) Stockyard, feedlot, dairy operations, and kennel operations are not permitted. All Parcels shall be governed by the same standards that are set forth in regulations of the Board of Land Management for Southeastern Wyoming regarding overgrazing, and no Parcel shall be overgrazed to the extent that weeds begin to grow or the ground is barren to the extent that soil erosion (caused by water or wind) occurs.
- B. No more than one (1) swine shall be raised or kept on any Parcel, including for 4-H or FFA projects limited in scope and duration. No fowl may be raised, bred or kept for any commercial retail purposes on any Parcel. Fowl raised, bred or kept for household use and not for any commercial retail purposes are permitted.

20. Parcel and Improvements Maintenance

Each Parcel and the landscaping, fences and site improvements thereon must be maintained by the Parcel Owner. Parcel Owner is responsible for weed/grass control along road easements bordering their Parcel.

21. Mobile Homes

No singlewide mobile homes will be permitted.

22. Land Clearing

There shall be no clearing of the vegetation of any Parcel, except underbrush or dead trees, or for grading, except to the extent necessary to accommodate access, improvements and parking areas on the Parcel.

VII. AMENDMENTS

These CC&Rs may be amended at any time by an instrument that has been signed by not less than sixty-six and two thirds percent (66 2/3%) of the total Parcels comprising the Property, where each Parcel of record is granted one (1) vote per Parcel. Any amendment of these CC&Rs must be recorded in the Office of the Goshen County Clerk, Goshen County, Wyoming. Votes may be taken by a method set forth by the Board, which may include obtaining votes through electronic submission, in person, or by U.S. Mail.

VIII. ENFORCEMENT

- 1. The Association and any Parcel Owner shall have the right, but not the obligation, to enforce these CC&Rs and any amendments thereto through appropriate proceedings at law or in equity against those persons in violation or attempted violation hereof for recovery of damages or for such other and further relief as may be available. The failure of the Association to enforce or cause the abatement of any violation of these CC&Rs shall not constitute a waiver of the right to do so at any time thereafter, nor shall it preclude or prevent the

enforcement thereof of a further or continued violation, whether such violation shall be of the same or a different provision within these CC&Rs. A Parcel Owner found to have violated these CC&Rs shall be responsible for reasonable attorney's fees and costs incurred by any person entitled to enforce them either to enjoin a violation or for recovery of damages.

2. Although it is a right, it is not the obligation of the Association to prosecute violations of these CC&Rs on behalf of any Parcel Owner. A Parcel Owner may not bring any claim, demand or action against the Association relating in any way to a violation of the CC&Rs by any other Parcel Owner.

IX. PROCEDURE FOR ENFORCEMENT

Enforcement of CC&R violation(s) shall be made in the following sequence:

1. Person to person communication between Parcel Owners regarding the violation(s) (citing the specific CC&R violation[s]);
2. If no resolution is achieved by person to person communication between Parcel Owners, written communication may be made by the complaining Parcel Owner to the Board of Directors, including description of attempted person to person communication and providing the specific CC&R violation(s);
3. The Board of Directors shall confirm the specific CC&R violation(s);
4. The Board of Directors may, at its option, give written notice to the Parcel Owner of the violation(s) complained of. The Parcel Owner shall correct the violation(s) within thirty (30) days after notice from the Board of Directors. If the violation(s) are not readily correctable within thirty (30) days after notice from the Board of Directors, the Parcel Owner must submit corrective plans proposing remedy to the violation(s) complained of within fifteen (15) days after notice from the Board of Directors. The Board of Directors shall approve or disapprove any plans submitted by the Parcel Owner and set forth a reasonable time for correction of the violation(s) complained of.
5. In the event such violation(s) are not corrected to the approved plans within the allotted time, the Board of Directors or another Parcel Owner shall have the right to undertake to remedy such violation(s) complained of against the Parcel Owner, by appropriate proceedings at law or in equity against a Parcel Owner violating or attempting to violate, or for restraining a future violation, for recovery of damages for any violation, or for such other and further relief as may be available by law. The Parcel Owner found to have violated these CC&Rs shall be responsible for reasonable attorney's fees incurred by the Association or another Parcel Owner in a formal legal proceeding. The failure to enforce or cause the abatement of any violation of these CC&Rs shall not preclude or prevent the enforcement of a further or continued violation, whether such violation shall be of the same or a different provision within these CC&Rs.

X. BENEFITS AND BURDENS

The terms and provisions contained in these CC&Rs shall bind and inure to the benefit of the Parcel Owners within the Property and their respective heirs, successors, personal representatives and assigns.

XI. SEVERABILITY

Invalidation of any one of the provisions of these CC&Rs by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

XII. ASSOCIATION IMMUNITY

The Association and its Board of Directors shall not be liable to any Parcel Owner, their invitees, heirs or assigns, or persons using the Roads, for any claims, demands, charges, damages incurred, or suits at law regardless of nature, extent, amount or severity, by reason of mistake in judgment, error, or negligence, or for any act or omission whatsoever arising out of or in any way related to any of the provisions set forth in these CC&Rs, or in the discharge, performance and/or failure to perform, any of the obligations of the Association set forth herein, including, but not limited to, the maintenance of and improvement of Roads within the Property.



**Pine Ridge Ranch
Property Owners Association, Inc.**
A non-profit Wyoming Corporation

VOTING BALLOT – BYLAWS

I, _____ (Print Member Name), the Designated Voter
for Parcel No(s). _____, cast the following vote FOR
or AGAINST the adoption of the AMENDED AND RESTATED BYLAWS OF PINE RIDGE RANCH PROPERTY OWNERS
ASSOCIATION, INC. I understand and acknowledge that my vote must be made in writing by this instrument,
MUST BE SIGNED AND NOTARIZED, and this original document must be received in the Pine Ridge Ranch Property
Owners Association post office box by **Monday, June 16, 2025**, to be counted (SASE enclosed for your use).

ADOPTION OF THE AMENDED AND RESTATED BYLAWS OF PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.
(please check one)

FOR ☐

AGAINST ☐

Designated Voter Signature (must be original signature)

Printed Name of Designated Voter

NOTARIAL CERTIFICATE

State of _____

County of _____

I certify that this is a true and correct copy of a document entitled VOTING BALLOT - BYLAWS in the possession of
_____ signed and sworn to (or affirmed) before me

Name of Voting Person

that he/she is the Designated Voter for the Parcel No(s). _____ and has voted
on the above AMENDED AND RESTATED BYLAWS OF PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC. on
this _____ day of _____, 2025.

(SEAL)

Signature of Notarial Officer

Title (e.g. Notary Public) or Rank (Rank if Officer in active military)

My commission expires: _____