

**BYLAWS OF
BLACKMORE VISTA HOMEOWNERS' ASSOCIATION, INC.
A WYOMING NONPROFIT CORPORATION**

MAY 23, 2006

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BYLAWS OF
BLACKMORE VISTA HOMEOWNERS' ASSOCIATION, INC.,
A WYOMING NONPROFIT CORPORATION

The following by-laws are adopted pursuant to the Articles of Incorporation ("Articles") of the corporation and the Declaration of Covenants, Conditions and Restrictions for Blackmore Vista, City of Casper, Natrona County, Wyoming (the "Declaration").

ARTICLE I

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

- Section 1. Membership in the Association and voting by members of the Association shall be in accordance with the following provisions:
- A. Every person or entity who is a record fee simple owner of a lot subject to the Declaration, including the Owner-Developer, at all times so long as it owns all or any part of the property subject to the Declaration, shall be a member of the Association. No Owner shall be required to pay any consideration whatsoever solely for his membership in the Association.
 - B. The share of a member in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his Lot in Blackmore Vista.
 - C. Each member shall be entitled to one vote, per lot owned. The Owner-Developer shall be entitled to four votes, per lot owned until two-thirds (2/3) of the Lots are sold, at which time the Owner-Developer will have one vote, per lot owned.
 - D. No member shall be entitled to vote at any meeting of the Association until such member has presented evidence of ownership of a Lot in Blackmore Vista to the Association. The vote of each member may only be cast by such member or by a proxy given by such member to his duly authorized representative. If title to a Lot shall be in the name of two or more members, any one of such members may vote as the member of the Lot at any meeting of the Association and such vote shall be binding on such other members who are not present at such meeting unless written notice to the contrary has been received by the Association prior to the vote in which case the unanimous action of all such members of that Lot will be required. If two or more such members are present at any meeting of the Association then unanimous action shall also be required to cast their vote as members of said Lot.
 - E. There shall be an annual meeting of the members of the Association and other meetings may be called by the Board of Directors. Notice of time, place and subject matter of all meetings, as provided in the bylaws of the Association, shall be mailed to such member or the individual representative designated by such member at the address given by such member to the Association. If any

member shall fail to give an address to the Association for the mailing of notices, all notices shall be sent to the street address of such member, and such member shall be deemed to have been given notice of any such meetings irrespective of the actual receipt of the same. A member may elect to receive notice via electronic means and provide the Association with said electronic address. Members electing the electronic form of notice are also deemed to have been given notice of any such meetings irrespective of the actual receipt of the same if the Association sends it to the appropriate electronic address. The Notice shall be given no fewer than 10 nor more than 60 days before the meeting date. A Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

- F. Annual meetings of the Association shall be held on such date and time as shall be designated from time to time by the Board of Directors and stated in the notice of the meeting, at which they shall elect by a plurality vote a Board of Directors and shall transact such other business as may properly be brought before the meeting. The first Annual Meeting shall occur within 60 days of the signing of these By-Laws at which time the election of a Board of Directors will be held.
- G. The Association shall hold a special meeting:
 - a. On call of its Board of Directors;
 - b. If the members of at least 10 percent of all the votes entitled to be cast on any issue proposed to be considered at the proposed special meeting sign, date, and deliver to the Association's Secretary one or more written demands for the meeting describing the purpose or purposes for which it is to be held.
- H. After fixing a date for a meeting, the Association shall prepare a list of the names of its entire membership who are entitled to notice of the meeting. The list shall be available for inspection two business days after the notice of the meeting. Except as otherwise provided by statute, or these bylaws, the presence in person or by proxy of fifty-one percent (51%) of the members qualified to vote shall constitute a quorum for holding any meeting of the members of the Association. If, however, such quorum shall not be present or represented at any meeting of the members, the members present in person or represented by proxy, shall have the power to adjourn the meeting from time to time without notice other than announcement at the meeting, until a quorum shall be present or represented. If a quorum shall be present or represented by proxy at such meeting held in lieu of the adjourned meeting(s), any business may be transacted at such meeting as originally notified.
- I. At any meeting of the members of the Association, votes may be cast in person or by proxy. Proxies must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association.
- J. When a quorum is present at any meeting of the Association, the vote of fifty-one percent (51%) or more of those members qualified to vote and present in

person or proxy at such meeting shall decide any question brought before such meeting and shall be the act of the members, unless the question is one upon which by express provisions of any statute, the Declaration, the Articles of Incorporation of the Association or these bylaws, a different vote is required, in which case such express provisions shall govern and control the decision of such question. The members present in person or by proxy at a duly organized meeting may continue to transact business until adjournment notwithstanding the withdrawal of enough members to leave less than a quorum.

- K. At all meetings of the members, cumulative voting shall not be permitted.
- L. As to the following matters, an affirmative vote of two-thirds (2/3) of those members qualified to vote and present in person or proxy at such meeting shall be required to approve any proposed action:
 - a. Amendment of this section.
 - b. Removal of one or more of the Board of Directors.
 - c. To borrow money or to secure any of the Association's obligation by pledge of all or any of its property or income.
 - d. To make and alter Bylaws, for the administration and regulation of the affairs of the corporation.

Section 2. The corporation shall keep or cause to be kept detailed books of accounts showing all expenditures and receipts of the administration of Blackmore Vista Homeowners' Association, Inc. which shall specify the maintenance and repair expenses of the Common Property and any other expenses incurred by or on behalf of the Association and the members. Such books shall be open for inspection by the members and their mortgagees during reasonable working hours on weekdays and may be reviewed annually by qualified accountants. The cost of such review shall be expense of administration of the corporation.

ARTICLE II OFFICES

Section 1: The principal office of the corporation in the state of Wyoming shall be located in the City of Casper, County of Natrona. The corporation may have other offices, either within or outside of the state of Wyoming as the board of directors may determine or as the affairs of the corporation may require.

Section 2: The corporation shall maintain in the state of Wyoming a registered office, and a registered agent whose office is identical with the registered office, as required by the Wyoming Nonprofit Corporation Act. The registered office may be, but need not be, identical with the principal office in the state of Wyoming and the address of the registered office may be changed from time to time by the board of directors.

ARTICLE III
BOARD OF DIRECTORS

Section 1. General Powers.

The affairs of the corporation shall be managed by its board of directors. Directors need not be residents of the state of Wyoming, but must be members of the corporation or representatives of the Owner-Developer.

Section 2. Number, Tenure and Qualifications.

The number of directors shall initially be five. At such time as one hundred (100) Lots are sold, the number of directors shall be increased to seven at the next annual meeting. Each director shall hold office until the next annual meeting of directors and until his successor shall have been elected and qualified. The first annual meeting will be held within 60 days of the signing of these by-laws and the first set of board of directors will be elected at such time.

Section 3. Regular Meetings.

The board of directors may provide by resolution the time and place, either within or outside of the state of Wyoming for the holding of regular meetings of the board without other notice than the resolution.

Section 4. Special Meetings.

Special meetings of the board of directors may be called by or at the request of the president or any two directors. The persons authorized to call special meetings of the board may fix any place, either within or outside of the state of Wyoming, as the place for holding any special meeting of the board called by them.

Section 5. Notice.

Notice of any special meeting of the board of directors shall be given at least five days previously by written notice delivered personally or sent by mail or electronically to each director at the director's address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage prepaid. If notice be given by electronic means, it shall be deemed to be delivered when the electronic notice is sent from the sender's computer. Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these by-laws.

Section 6. Quorum.

A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the board, but if less than a majority of the directors are present at the meeting, a

majority of the directors present may adjourn the meeting from time to time without further notice.

Section 7. Manner of Acting.

The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number is required by law or by these by-laws.

Section 8. Vacancies.

Any vacancy occurring in the board of directors and any directorship to be filled by reason of an increase in the number of directors, shall be filled by the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of the director's predecessor in office.

Section 9. Compensation.

Directors as such shall not receive any set salaries for their services, but by resolution of the board of directors a fixed sum and expenses of attendance, if any, may be allowed for attendance at each regular or special meeting of the board; but nothing contained here shall be construed to preclude any director from serving the corporation in any other capacity and receiving compensation.

Section 10. Informal Action by Directors.

Any action required by law to be taken at a meeting of directors, or any action which may be taken at a meeting of directors, may be taken without a meeting if a consent in writing, setting out the action so taken, shall be signed by two-thirds (2/3) of the directors.

ARTICLE IV OFFICERS

Section 1. Officers.

The officers of the corporation shall be a president, a secretary, a treasurer and such other officers as may be elected in accordance with the provisions of this article. The board of directors may elect or appoint the other officers, including one or more vice-presidents and assistant secretaries and one or more assistant treasurers, as it shall deem desirable, to have the authority and perform the duties prescribed by the board of directors. Any two or more offices may be held by the same person.

Section 2. Election and Term of Office.

~~The officers of the corporation shall be elected annually by the board of directors at the regular annual meeting of the board of directors. If the election of officers shall not be held at such meeting, it shall be held as soon thereafter as is convenient. New offices may be created and filled at any meeting of the board of directors. Each officer shall hold office until the officer's successor shall have been elected and shall have qualified.~~

The officers shall have three-year staggered terms. At the first annual meeting of the board of directors, the newly elected board of directors will determine which officers will serve the initial one, two and three year terms. The board of directors will elect the officers after determining the staggering

of terms of office. From the initial board of director's meeting, the terms of each officer will be three years.

Section 3. Removal.

Any officer elected or appointed by the board of directors may be removed by the board of directors whenever in its judgment the best interest of the corporation would be served by the officer's removal, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies.

A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled, by the board of directors for the unexpired portion of the term.

Section 5. President.

The president shall be the principal executive officer of the corporation and shall in general supervise and control all of the business and affairs of the corporation. He or she shall preside at all meetings of the board of directors. He or she may sign, alone or with the secretary or any other proper officer of the corporation authorized by the board of directors, any deeds, mortgages, bonds, contracts, or other instruments which the board of directors has authorized to be executed, except in cases where the signing and execution shall be expressly delegated by the board of directors or by these by-laws or by statute to some other officer or agent of the corporation; and in general he or she shall perform all duties incident to the office of president and such other duties as may be prescribed by the board of directors.

Section 6. Vice-President.

In the absence of the president or in event of the president's inability or refusal to act, the vice-president (or in the event there be more than one vice-president, the vice-presidents in the order of their election) shall perform the duties of the president and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Any vice-president shall perform such other duties as may be assigned to the vice-president by the president or by the board of directors.

Section 7. Treasurer.

If required by the board of directors, the treasurer shall give a bond for the faithful discharge of the treasurer's duties in such sum and with such surety as the board of directors shall determine. He or she shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable to the corporation from any source, and deposit all such moneys in the name of the corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article V of these by-laws; and in general perform all the duties incident to the office of treasurer and such other duties as may be assigned to the treasurer by the president or by the board of directors.

Section 8. Secretary.

The secretary shall keep the minutes of the meetings of the board of directors in books provided for that purpose; see that all notices are given in accordance with the provisions of these by-laws or as required by law; be custodian of the corporate records and of any seal of the corporation and see that any such seal of the corporation is affixed to all necessary documents, the execution of which on behalf of the corporation under its seal is authorized in accordance with the provisions of these bylaws; keep a register of the post office address of each member which shall be furnished to the secretary by that member; and in general perform all duties incident to the office of secretary and such other duties as may be assigned by the president or by the board of directors.

Section 9. Assistant Treasurers and Assistant Secretaries.

If required by the board of directors, the assistant treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the board of directors shall determine. The assistant treasurers and assistant secretaries, in general, shall perform the duties assigned to them by the treasurer or the secretary or by the president or the board of directors.

ARTICLE V
COMMITTEES

Section 1. Committees of Directors.

The board of directors, by resolution adopted by a majority of the directors in office, may designate and appoint one or more committees, each of which shall consist of two or more directors, which committees, to the extent provided in the resolution, shall have and exercise the authority of the board of directors in the management of the corporation; provided, however, that no such committee shall have the authority of the board of directors in reference to amending, altering or repealing the by-laws; electing, appointing or removing any member of any such committee or any director or officer of the corporation; amending the articles of incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the sale, lease, exchange or mortgage of all or substantially all of the property and assets of the corporation; authorizing the voluntary dissolution of the corporation or revoking proceedings therefore; adopting a plan for the distribution of the assets of the corporation; or amending, altering or repealing any resolution of the board of directors. The appointment of any such committee and the delegation of authority shall not operate to relieve the board of directors of any responsibility imposed upon it by law.

Section 2. Other Committees.

Other committees not having and exercising the authority of the board of directors in the management of the corporation may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Except as otherwise provided in the resolution, the president of the corporation shall appoint the members of the committees. Any member may be removed by the persons authorized to appoint such member whenever in their judgment the best interests of the corporation shall be served by the removal.

Section 3. Term of Office.

Each member of a committee shall continue as a member until the next annual meeting of the directors of the corporation and until the member's successor is appointed, unless the committee shall be terminated sooner, or unless the member be removed from the committee, or unless the member shall cease to qualify as a member in good standing of the association.

Section 4. Chair.

One member of each committee shall be appointed chair by the persons authorized to appoint the members of the committee.

Section 5. Vacancies.

Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

Section 6. Quorum.

Unless otherwise provided in the resolution of the board of directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section 7. Rules.

Each committee may adopt rules for its own government not inconsistent with these by-laws or with rules adopted by the board of directors.

ARTICLE VI
TAXES

Section 1. The corporation shall be assessed as the entity for any Lots owned in common by the members or its name and the real property taxes based thereon shall be treated as expenses of administration of the corporation.

Section 2. The corporation shall be assessed as the entity in possession of any tangible personal property of Blackmore Homes owned or possessed in common by the members, and personal property taxes based thereon shall be treated as expenses of administration of the corporation.

ARTICLE VII
ASSESSMENTS

Section 1.
A. The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of

Blackmore Vista Addition including reasonable allowance for contingencies and reserves. Such reserves shall include without limitation an adequate reserve fund for the maintenance, repair and replacement of that Common Property that must be replaced on a periodic basis, and shall be payable in regular installments rather than by special assessments. The assessment for such year shall be established by the adoption of such annual budget by the Board of Directors of the Association. Copies of such budget shall be delivered to each member, although the delivery of a copy of the budget to each member shall not affect the liability of any member for any existing or future assessments. Should the Board of Directors, after the assessments are levied, determine the assessment insufficient to pay the costs of operation and management of Blackmore Vista Homeowners' Association, Inc. in any fiscal year, then the Board of Directors shall have the authority at any time and from time to time to levy such additional assessment or assessments as it shall deem to be necessary for that purpose.

- B. The assessment will be calculated by taking the board-approved annual budget divided by the number of Lots in Blackmore Vista Addition, less those owned by the Owner-Developer. The assessment per Lot will be divided equally into twelve monthly installments. The Owner-Developer is excluded from any regular or special assessment.
- C. Special assessments, assessments other than those described in Subsection A above, may be made by the Board of Directors of the Association at any time, and from time to time, to meet other needs or requirements of Blackmore Vista Homeowners' Association, Inc. including, but not limited to, assessments for costs and for each capital improvement in excess of Ten Thousand and No/100 Dollars (\$10,000). However, any such special assessment shall not be levied without prior approval of at least sixty-six and 2/3 percent (66 2/3%) of the qualified voters.

Section 2. All assessments levied against the member and the associated Lot to cover expenses of the Association shall be apportioned among and paid by the members without increase or decrease for the existence of any special rights with respect to the use of limited common elements appurtenant to a particular Lot. Assessments shall be due and payable at such times as the Association shall determine. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Assessments in default shall bear interest at the monthly rate of 1 ½ percent from the due date until paid. Each member shall be, and remain, personally liable for the payment of all assessments which may be levied against such member by the Association in accordance with these bylaws, and any unpaid assessments with accrued interest thereon owed with respect to a Lot may, at the option of the Association, be collected out of the sale proceeds of such Lot.

Section 3. No member may exempt himself from liability for contribution toward the expenses of the Association by waiver of the use or enjoyment of any of the Common Property, by the abandonment, sale or other disposition of his Lot, or by reason of any grievance against the Association, any developer, builder, or any other member.

Section 4. The Association may enforce collection of delinquent assessments by suit at law for a money judgment, and the expenses incurred in collecting unpaid assessments including interest, costs and attorneys' fees shall be chargeable to the member in default. The Association may also discontinue the furnishing of any maintenance or other services to an member in default of his obligations to the Association or other members as set forth herein upon seven (7) days written notice to such member of its intent to do so. A member in default of his obligations to the Association or other member as set forth herein shall not be entitled to vote at any meeting of the Association so long as such default is in existence.

ARTICLE VIII INSURANCE

Section 1. The Association shall carry a master policy of fire and extended coverage, vandalism and malicious mischief and liability insurance, and, if required by law, workmen's compensation insurance (hereinafter referred to as the "Master Policy"), with respect to Blackmore Vista Homeowners' Association, Inc. and the Association's administration thereof in accordance with the following provisions:

- A. The Master Policy shall be purchased by the Association for the benefit of the Association, the members and their mortgagees as their interest may appear (subject to the provisions of these bylaws and the Declaration), and provision shall be made for the issuance of appropriate mortgagee endorsements to the mortgagees of the members, if requested. The member shall obtain insurance coverage upon their personal property and Living Unit at their own expense. The Association and the members shall use their best efforts to see that all property and liability insurance carried by a member or the Association shall contain appropriate provisions whereby the insurer waives its right of subrogation as any claims against the members or the Association and the respective tenants, agents, and guests of the members or the Association, as the case may be, unless the action of the member(s) or the Association is found to be intentional, willful or wanton activity.
- B. All buildings, improvements, personal property and other Common Property of Blackmore Vista Addition shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the maximum insurable replacement value thereof, excluding the cost of excavations, foundations and footings, as determined annually by the Board of Directors of the Association; provided, however, such amount shall be not less than eighty percent (80%) of the maximum insurable value (based upon replacement cost). The Association may, in its sole discretion; elect to carry insurance to cover such other perils as from time to time shall be customarily covered with respect to buildings and improvements similar in construction, location and use. The Association shall use its best efforts to see that the liability insurance carried by the Association shall cover the Common Property and shall contain, if available, cross-liability endorsements or appropriate provisions for the benefit of the members, individually and as a group, the members of the Board of Directors, and the management company, if any, insuring each insured against liability to each other insured. The Association

shall also carry, if available, fidelity coverage against dishonest acts on the part of members of the Board of Directors, members, the management company, it any, and any other person (including volunteers, with an appropriate endorsement if required) handling funds belonging to or administered by the Association. Such fidelity coverage shall be in an amount equal to one and one-half times the established annual expenses and reserves of the Association.

- C. The premiums upon insurance purchased by the Association pursuant to these bylaws shall be included in the Association's budget, except that the amount of increase over such premiums occasioned by the use, misuse, occupancy or abandonment of a Lot or the Common Property by a member shall be assessed only against such member.
- D. Each member, by ownership of a Lot or Living Unit in Blackmore Vista Homeowners' Association, Inc. shall be deemed to appoint the Association as his true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of the Master Policy. Without limiting the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit the premiums therefore, to collect proceeds, to administer the distribution of such proceeds in connection with any reconstruction or repair ad to distribute any remaining proceeds to the members and their mortgagees (subject to the provisions of these bylaws and the Declaration) as their interests may appear, to execute releases of liability and to execute all documents and to do all things on behalf of such member and the Association in regard to such matters. The Association shall not be responsible for procurement or maintenance of any insurance covering the liability of any member for occurrences on his Lot not caused by or connected with the Association's operation, maintenance or use of Blackmore Vista Homeowners' Association, Inc., and its properties.

ARTICLE IX RECONSTRUCTION OR REPAIR OF COMMON PROPERTY

Section 1. If less than two-thirds ($2/3^{\text{rd}}$) of any buildings owned by Blackmore Vista Homeowners' Association (as determined by the vote or written consent of majority of the members exercise of their sole discretion) shall be damaged by fire or any other casualty, then the said building in Blackmore Vista shall be rebuilt or repaired. If more than two-thirds ($2/3^{\text{rd}}$) of any building owned by the Association (as determined by the vote or written consent of a majority of the members in the exercise of such discretion) shall be damaged by fire or other casualty, then reconstruction shall not be compulsory without the consent of two-thirds ($2/3^{\text{rd}}$) of the members. In the event that the members decide not to reconstruct the buildings and improvements, the land may be sold and such sale proceeds along with any insurance proceeds shall be distributed to the Association.

Section 2. Any reconstruction or repair of any buildings in Blackmore Vista Addition shall be substantially in accordance with the Declaration and the original plans and specifications for the buildings unless the Board of Directors shall decide differently.

Section 3. Each member shall be responsible for the reconstruction, repair or replacement of the dwelling on his Lot, in accordance with Section 2 of this Article. Each member shall also be responsible for the costs not otherwise covered by insurance carried by the Association of any reconstruction, repair or replacement of any portion of Blackmore Vista Addition necessitated by his negligence or misuse, or the negligence or misuse by his family, tenants, guests, agents, servants, employees or contractors.

Section 4. As soon as possible after the occurrence of a casualty which causes damage to any part of Blackmore Vista Addition for which the Association has insurance coverage (hereinafter referred to as the "Casualty") the Association shall obtain reliable and detailed cost estimates of the cost of restoring all damage caused by the Casualty to the common property (hereinafter referred to as the "Common Property costs").

All insurance proceeds available to the Association with respect to the Casualty shall first be applied to the payment of the actual Common Property Costs and the balance, thereof, if any, shall thereafter be paid to the Association. However, if such insurance proceeds are not sufficient to cover such estimated costs, then an assessment shall be made against the members by the Association and all members shall be assessed on an equal basis for the payment of the estimated Common Property Costs not otherwise paid for by insurance held by the Association.

If actual costs exceed such estimated costs, then an additional assessment shall be made against the members by the Association in the above manner based upon actual costs.

Section 5. In the event of any taking of any Common Property in Blackmore Vista Homeowners' Association, by eminent domain, or private purchase in lieu thereof, the proceeds shall be paid to the Association. If any repair or rebuilding of the remaining portions of the Common Property is required as a result of such taking, a majority of the members shall determine by vote or written consent whether to rebuild or repair the Common Property or to take such other action as such members deem appropriate. If no repair or rebuilding shall be required, or shall be undertaken, than the remaining portion of the Common Property may be resurveyed and the Declaration shall be deemed amended to reflect such taking.

ARTICLE X MORTGAGES

Section 1. The Association may report to the mortgagee any unpaid assessments.

Section 2. The Association will tell each mortgagee the name of the company insuring the common property and the amounts of coverage.

ARTICLE XI INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify every director or officer, his heirs, executors and administrators, against all loss, costs and expenses, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his

being or having been a director or officer of the Association, except as to matters as to which he shall be finally adjudged in such action, suit or proceedings to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his duty as such director or officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such director or officer may be entitled. All liability, loss, damage costs and expenses incurred or suffered by the Association by reason or arising out of, or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses.

ARTICLE XII EVIDENCE OF OWNERSHIP AND REGISTRATION OF MAILING ADDRESS

- Section 1. Proof of Ownership Each member needs to furnish a copy of the recorded instrument vesting that person or entity with interest in ownership and that record needs to stay on file with the Association. A member will not be in good standing with the Association or allowed to vote until this has been done.
- Section 2. Registration of Mailing Address Member needs to register a mailing address for mailing monthly statements, notices, demands and all other communications. The member needs this mailing registration to be given to Association within 5 days of any transfer of title. Member may provide an electronic mailing address for notice purposes.

ARTICLE XIII AMENDMENT

- Section 1. These bylaws may be amended by the Owner-Developer or the members of the Association with approval of two-thirds of qualified voters, all amendments need to be signed president and secretary of the Association certifying that it has been approved by the appropriate vote. The amendment will be effective when it is recorded at the County Clerk of Natrona County, Wyoming.

ARTICLE XIV DEFAULT

- Section 1. Failure to comply with the Declaration, these bylaws, the Articles of Incorporation or duly adopted rules and regulations of the Association shall constitute an event of default and shall be grounds for relief, which may include, without intending to limit the same, an action to recover sums due for damages and injunctive relief, or any combination thereof.
- Section 2. In any proceeding arising because of an alleged default by any member, the Association, if successful, shall be entitled to recover the costs of the proceedings including without limitation reasonable attorney's fees.

ARTICLE XV
DECLARATION

- Section 1. To the extent any provision contained herein is inconsistent with the Declaration, such provision shall be deemed void and of no effect and the inconsistent provision of the Declaration shall prevail.
- Section 2. The terms and conditions of the Declaration with respect to the structure and functioning of this corporation are hereby incorporated by reference.

CERTIFICATE

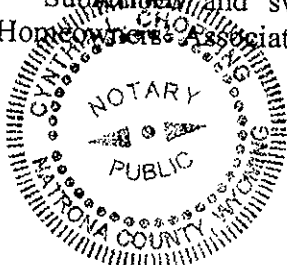
I hereby certify that the foregoing Bylaws constitute the Bylaws of Blackmore Vista Homeowners' Association, Inc., a Wyoming Nonprofit Corporation, adopted by the Board of Directors of the corporation as of the 23rd day of May, 2006.

BLACKMORE VISTA HOMEOWNERS'
ASSOCIATION,

By: George B. Byrce

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

Subscribed and sworn to before me by George B. Byrce, President, Blackmore Vista Homeowners' Association, a Wyoming Nonprofit corporation, this 23rd day of May, 2006.



Cynthia J. Chopping
Notary Public

My commission expires: 10/16/2008