RECORDED JUNE 28, 1996 BK 380 PG 385 NO 230692 RONALD L. DAILEY, COUNTY CLERK

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR BEAVER FLATS SUBDIVISION SHERIDAN COUNTY, WYOMING

THIS AMENDMENT OF DECLARATION OF PROTECTIVE COVENANTS FOR

BEAVER FLATS SUBDIVISION, SHERIDAN COUNTY, WYOMING, amends those covenants recorded June 21, 1977 in Bk. 222, Pg. 516 Instrument No. 711932.

WHEREAS, Paragraph 12(b) provides that once eighty percent (80%) of the original lots have been sold, the covenants may be amended or altered.

WHEREAS, more than eighty percent (80%) of the owners, as evidenced by their acknowledged signatures below, desire to amend such Declaration of Protective Covenants as follows:

Replace paragraphs (4) (a), (6) (a) (c), (8) (c) (f), (11), as follows:

(4)

MOBILE HOMES

(a) A mobile home is defined as a living unit manufactured with an integral towing device or wheels. If the unit is manufactured with an integral towing device or wheels, it does not lose its status as a mobile home by the removal of the device or the wheels. Mobile homes shall not be used as a permanent residence for longer than one (1) year in this Subdivision. Only the Landowner may live in the trailer during the construction period. This covenant shall not prevent the parking and temporary, occasional use of a camping trailer in the Subdivision as long as the trailer is not used as a residence for longer than one (1) year.

(6)

3.

APPROVAL OF BUILDING PLAN

- (a) Residences, buildings, or other structures must be approved by Declarants or their successor in interest as to the quality of workmanship and materials. Residences can be no more than two stories in height. The Declarants or their successor in interest shall either approve or disapprove in writing, such plans and specifications. The Declarants or their successors in interest shall either approve or disapprove, in writing, within 45 days after the plans and specifications have been submitted. If the plans shall be rejected because of noncompliance with the covenants and restrictions, the reasons therefore, shall be stated. The person submitting the plans shall have a right to make application to the Declarants or the successor in interest for review of its decision and may request a variance from the restrictions.
- (c) Construction shall be completed within one (1) year (365 days) from commencement of construction. Construction shall be defined as the start or beginning of living on the property and/or excavation.

(8)

RESTRICTED USES

- (c) The use of any portion of BEAVER FLATS SUBDIVISION as dumping ground for rubbish, trash, garbage and other waste is prohibited. Trash, garbage and other waste shall not be allowed to accumulate and shall be kept in sanitary containers. Equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. There shall be no external burning of household trash.
- (f) Excavation for stone, gravel or earth on any lot is prohibited. Excavation for construction purposes is permitted, but only after construction has commenced and during the construction period.

(11)

The Board of Directors is the Architectural Control Committee and must be resident owners of tracts in the Subdivision. The Board of Directors will consist of 5 resident landowners. They will be elected at the Annual Meeting for a 3 year term.

All other provisions of the Declaration of Protective Covenants for the Beaver Flats
Subdivision, as set forth in the Declaration previously filed not in conflict with the provision hereinabove set forth, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto set their hands to this First Amendment to Declaration of Protective Covenants for Beaver Flats Subdivision.

Date: May 19 1996	By: Oenkorkel 4 Jeanne Konhel
·	33 + 36 Owner/s of Lot
STATE OF WYOMING))ss	
COUNTY OF Action) The foregoing instrument was at 1998 by Can Horkel	cknowledged before me this 19 day of May.
WITNESS my hand and Officia	U
	Notary Public
My Continued in the State of th	2

Date: <u>5/19/96</u>	BEAVER FLATS SUBDIVISION By: Keei Suttles Sugar
STATE OF WYOMING STATE OF WYO	knowledged before me this 19 day of Way,
MITNESS my hand and Official 1006 NOTAR WY EDUCATION STORY OF THE PROPERTY OF	Beaver flats subdivision By C. Source
	Pilar Barns Owner/s of Lot #11
STATE OF WYOMING) ss (Sounty OF NERIDAN) The foregoing instrument was accomply by Jakan Dalana	cknowledged before me this 19 day of MAU.
NOTARI NOTARI NOTARI PUIT 10 My Commission expires: 8-17-98	Scal. Southour Addger Notary Public

	BEAVER FLATS SUBDIVISION
10 05	and has A Tikhens
Date: 5-19-96	a series of the
	(#/9
	Owner/s of Lot
STATE OF WYOMING)	
COUNTY OF Heren)ss	
COUNTY OR TWO TO THE TOTAL OF T	- Impulated before me this /9 day of Why
The foregoing instrument was	acknowledged before me this 192 day of 1921,
WITNESS my hand and Office	cial Seal.
RAHOOS	Notary Public
OTARY) 4	
My Commission Expires: 0	
	BEAVER FLATS SUBDIVISION
COUNTY	An Day V. Schrubbe
Date: <u>51776</u>	11. 11. 11.
	Lot A hall
	Owner/s of Lot #25
STATE OF WYOMING)	
COUNTY OF SHEADAD)	S
	secknowledged before me this/9 ⁴ day of My
1998 by Juda S Schul	s acknowledged before me this 19th day of May.
A CONTRACTOR OF THE PROPERTY O	
RATHON TINESS my hand and Off	icial Seal.
NOTARPACE	Notary Public
PUBLICUS QUAG	Q
Niver Composition expires: 8 1/-1	<u></u>
"" " "	

		BEAVER FLATS SUBDIVISION
	Date: 5-19-96	By Janua 3 For March &
		Owner/s of Lot
	STATE OF WYOMING)	
	40 . 788	•
	COUNTY OF MOLIDAN	<u>.</u>
	The foregoing instrument was ac	knowledged before me this 19 day of May,
	U	
	WITNESS my hand and Official	Seal.
6.7	NAN HODGO	Ballona Lberry
Ý.,	ιο τλRγ T	Notary Public
	My Commission expires: 8-17-99	•
7	RUBL Whiteston expires.	
1.0	Wooms.	DEALTH BY AND CYMPANIA
	· · · · · · · · · · · · · · · · · · ·	BEAVER FLATS SUBDIVISION
	Date: 5/19/9/6	By: Noten Hacker
		91. 7. //
		I was waster
		Owner/s of Lot #15
	STATE OF WYOMING	
	ss is	
•	COUNTY OF Thereday	
	to The foregoing instrument was ack	nowledged before me this 19th day of Mars.
		0
	WITNESS my hand and Official	Seal.
::	MOTARY STATE	Colone Hours
. 51	100	Notary Public
	A COURT SING OF	•
ţ	My Commission expires: 8-17-99	

Date: May 191996 By: Java War Johnson Owner/s of Lot #16
STATE OF WYOMING)ss COUNTY OF SHERMAN The foregoing instrument was acknowledged before me this 9th day of 199% by County 1
WITNESS my hand and Official Seal. South And Adams Notary Public Notary Public My Commission expires: 8-17-99 BEAVER FLATS SUBDIVISION By: Margariffe following ## 8 Owner/s of Lot
STATE OF WYOMING SS COUNTY OF NEOLOW The foregoing instrument was acknowledged before me this 19 day of 1998 by Margaret School Scho

	BEAVER FLATS-SUBDIVISION
Date: <u>5-19.96</u>	By Jun Pople
	Owner/s of Lot
STATE OF WYOMING)
COUNTY OF STOURDS)ss)
The foregoing instrument 1997 by Souls	was acknowledged before me this 19th day of Way
WITNESS my hand and	Official Seal,
RANHODO	Notary Public
My Commission expires: 8-17	
PUBLIC COUNTY	
andre .	BEAVER FLATS SUBDIVISION
Date: 5-19.96	Richa & Typhin
	##
•	Owner/s of Lot
STATE OF WYOMING)
COUNTY OF SHERIDAD)ss
lo The foregoing instrument we	is acknowledged before me this 19th day of Man,
NITTY SE my hand and Off	
COLARY	Notary Public
Ayon 10' Ay opininission expires: 8-17-99	· · · · · · · · · · · · · · · · · · ·

	BEAVER FLATS SUBDIVISION
Date: <u>5-20-96</u>	By Joyn G. Adenning
STATE OF WYOMING	Owner/s of Lot))ss u)
•	iment was acknowledged before me this 20 day of may
WITNESS my hand	Notary Public 8-17-99
Date: May 19 1996	BEAVER FLATS SUBDIVISION By Jewis Journal Owner/s of Lot # 21/
STATE OF WYOMING COUNTY OF Maide The foregoing instraints) ss) ss) ss) sument was acknowledged before me this 194 day of May However the control of the control o
OTARY	d and Official Seal. Southern Hodgoon Notary Public

	BEAVER FLATS SUBDIVISION
Date: 19- MAY-96	Ву: 7. Л. Уала
	1 1
,	Jaye Farr Owner(s) of Lot #20
	Twice Sol Ed #30
STATE OF WYOMING)	
COUNTY OF Sterids.))ss	•
4 The foregoing instrument was act	knowledged before me this 192 day of Way
WITNESS my hand and Official	Seal.
	Notary Public
MOTARY Expires: 8-17-99	roduty i dose
Published	***************************************
Manus	BEAVER FLATS SUBDIVISION
Day May 20 Car	
Date: 11-1 20, (19)	By: Thomas C.Ouman
	#10 Shall I have
	Owner/s of Lot
STATE OF WYOMING	
STATE OF WICHMING)	
COUNTY OR Steridan)ss	, A
by The foregoing instrument was act	cnowledged before me this day of May
WILLNESS my hand and Official	Saal
RANHOD OF THE REAL PROPERTY OF	\bigcirc 0 11 $\stackrel{\cdot}{}$
Y MOTARY E TO	Notary Public
My Control Stort expires: 8-17-99	•
W. EHELLEN XX E. P. C.	

Date: 5/21/96	BEAVER/FLATS SUBDIVISION By: May a Valda Owner/s of Lot #37
STATE OF WYOMING SS COUNTY OF Shadas The foregoing instrument was a long to the long to the foregoing instrument was a long to the l	cial Seal. Notary Public
Count Date: 5-22-96	
The foregoing instrument w)))))))))))))))))))
WTTNESS my hand and Control of the c	Notary Public 1-99
CUBLIC	

Date: 11-91-96	BEAVER FLATS SUBDIVISION By: Joel Mudrufnin Owner/s of Lot # 14
STATE OF WYOMING) COUNTY OF Sharden)	
1998 by Jean Mand and Official Hobes	cknowledged before me this 31 day of May Caa (ha) Headrufton (1)
My Communication expires: 8-17-99	Notary Public
Date: 6-5-96	BEAVER FLATS SUBDIVISION By: Jack Roach
	Owner's of Lot #20
STATE OF WYOMING) COUNTY OF STEMMAN)	
to The foregoing instrument was ack	nowledged before me this 5th day of June,
WITNESS my hand and Official S NATURAL MY COMMISSION SERVICES: 8-17-99	Seal. Sarbara Hadgan Notary Public

Date: 6-6-96	BEAVER FLATS SUBDIVISION By: Lilban L. Page Pamela S. Puge Owner/s of Lot #42. 43, + 44
STATE OF WYOMING) ss) COUNTY OF Shardas) The foregoing instrument was accomply by Colored Statement was accomplying to the colored Statement with the colore	cknowledged before me this beday of Sure,
PUDLIC Services: 8-17-99	Notary Public
Date: 6-7-96	BEAVER FLATS SUBDIVISION By Liginia C. Buinc Owner's of Lot #23
COLUMN ESS my hand and Offi	acknowledged before me this 7th day of June, 4. Unique Saun icial Seal. Notary Public
My Conthussion expires: 8-17-	.99

	BEAVER FLATS SUBDIVISION
Date: 6-2/-96	By. Februt & Klindons
	Sy. James J. Surant
	Owner/sof Lot #3+4
STATE OF WYOMING)
COUNTY OF Alerdan)ss) .
The foregoing instrument	was acknowledged before me this day of day of hook.
WITNESS my hand and (Official Seal.
Secretary Harris	Balan, Home
- 300000	Notary Public
My Continusion expires: 8-1	<u> </u>
MISING	
A COUNTY -	BEAVER FLATS SUBDIVISION
Date: 4/19/96	By: Attal Whileso
	Luder & Stillor
	Owner/s of Lot #35
STATE OF WYOMING	, 71 33
٠, ٠))ss
COUNTY OF Stereday)
The flag one instrument w	as acknowledged before me this 19 day of June.
Coral Co	
FUBLIFICES my hand and O	fficial Seal.
COUNT	Notary Public
My Commission expires: 8-17-	-99

	BEAVER FLATS SUBDIVISION
Date: 4/24/94	By: Doche Hooleger
	14.
	Owner/s of Lot
	Owners of Lot
STATE OF WYOMING)	
)ss county of <u>Shelidan</u>)	
	knowledged before me this 24/hday of Late.
1995 by Dorce Hookson	M. Allino,
WITNESS my hand and Officia	Seal.
	Crane of Just 1011
	Notary Public Property
My Commission expires: 12.6-90	
	BEAVER FLATS SUBDIVISION
Date: 6/24/96	By: Park Holasin
Dusai	
	Sarbara Hodgon
	Owner/s of Lot . U
STATE OF WYOMING)	
COUNTY OF SHERIDAN))ss	
	cknowledged before me this 241/day of _bulk,
199% by OOICE HODGSON 1	cknowledged before me this 241/4 ay of, GARBARA HOCKSON
	- Control
WITNESS my hand and Officia	
	Notary Public
My Commission expires: 12-6-9	E ALCONIA
iviy Commission expires.	

Date: <u>6/25/9(</u>	BEAVER FLATS SUBDIVISION By: Vickie Rupp
STATE OF WYOMING	Owner/s of Lot #3/
COUNTY OF SHERIDAN)ss ·)
Le The foregoing instrument of 1998 by Links Super	was acknowledged before me this 25 day of June
- RA 11000	
WILLYESS my hand and C	fficial Seal.
NOTARY	Notary Public
My Commission expires: 8-17	· IJ
COUNTY COMMISSION expires: Q-17	- 17
Date: <u>6/25/96</u>	BEAVER FLATS SUBDIVISION By:
Date: 4 25/96	By: Besher Man
STATE OF WYOMING	By: Schen Menon Sanha Veccomor/s of Lot #39 +32
STATE OF WYOMING) COUNTY OF SHEELDAD)	By: Sechen Menor Manha Menor Manha Menor M
STATE OF WYOMING) COUNTY OF SHEELDAD)	By: Schen Menon Sanha Veccomor/s of Lot #39 +32
STATE OF WYOMING COUNTY OF SECULOR Le The foregoing instrument was 1997 by Sichard	By: Sanha James Owner/s of Lot #39 +33 s acknowledged before me this that of the case of t
STATE OF WYOMING) COUNTY OF SHEELDAD	By: Sanha Cowner/s of Lot #39 +33 s acknowledged before me this Stray of the basin and vanda Desire. cial Seal. Sanha Cowner/s of Lot #39 +33
STATE OF WYOMING COUNTY OF SHELLOW The foregoing instrument was 1999 by SLAMAN	By: Sanha Caralla Owner/s of Lot #39 +33 s acknowledged before me this thay of the leave and variable of the leave and va

(8)

RESTRICTED USES

- (c) The use of any portion of BEAVER FLATS SUBDIVISION as dumping ground for rubbish, trash, garbage and other waste is prohibited. Trash, garbage and other waste shall not be allowed to accumulate and shall be kept in sanitary containers. Equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. There shall be no external burning of household trash.
- (f) Excavation for stone, gravel or earth on any lot is prohibited. Excavation for construction purposes is permitted, but only after construction has commenced and during the construction period.

(11)

The Board of Directors is the Architectural Control Committee and must be resident owners of tracts in the Subdivision. The Board of Directors will consist of 5 resident landowners. They will be elected at the Annual Meeting for a 3 year term.

All other provisions of the Declaration of Protective Covenants for the Beaver Flats
Subdivision, as set forth in the Declaration previously filed not in conflict with the provision
hereinabove set forth, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto set their hands to this First Amendment to Declaration of Protective Covenants for Beaver Flats Subdivision.

Date: <u>5/31/94</u>	Milande Barres Owher's of Lot #5+6
STATE OF WYOMING) SS COUNTY OF DUGICS) Incomplete the foregoing instrument was acknown to the control of t	cnowledged before me this 31 day of May,
WITNESS my hand and Official My Commission expires: MY COMMISSION	Seal. Notary Public Notary Public

RESTRICTED USES

- (c) The use of any portion of BEAVER FLATS SUBDIVISION as dumping ground for rubbish, trash, garbage and other waste is prohibited. Trash, garbage and other waste shall not be allowed to accumulate and shall be kept in sanitary containers. Equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. There shall be no external burning of household trash.
- (f) Excavation for stone, gravel or earth on any lot is prohibited. Excavation for construction purposes is permitted, but only after construction has commenced and during the construction period.

(11)

The Board of Directors is the Architectural Control Committee and must be resident owners of tracts in the Subdivision. The Board of Directors will consist of 5 resident landowners. They will be elected at the Annual Meeting for a 3 year term.

All other provisions of the Declaration of Protective Covenants for the Beaver Flats Subdivision, as set forth in the Declaration previously filed not in conflict with the provision hereinabove set forth, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto set their hands to this Pirst Amendment to Declaration of Protective Covenants for Beaver Flats Subdivision.

Date: <u>5-23-96</u>	By: Robert d. Che	Clyps, Gerry L.,
	No. 1	
	Owner/s of Lot	
Colorado STATE OF WYOMING COUNTY OF Jefferson The foregoing instrument was	s acknowledged before me this 33	day of may
WITNESS my hand and Office	Lorocki Je	an Clark
My Commission expires: <u> </u>	Notary Public / /	

RESTRICTED USES

- (c) The use of any portion of BEAVER FLATS SUBDIVISION as dumping ground for rubbish, trash, garbage and other waste is prohibited. Trash, garbage and other waste shall not be allowed to accumulate and shall be kept in sanitary containers. Equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. There shall be no external burning of household trash.
- (f) Excavation for stone, gravel or earth on any lot is prohibited. Excavation for construction purposes is permitted, but only after construction has commenced and during the construction period.

(11)

The Board of Directors is the Architectural Control Committee and must be resident owners of tracts in the Subdivision. The Board of Directors will consist of 5 resident landowners. They will be elected at the Annual Meeting for a 3 year term.

All other provisions of the Declaration of Protective Covenants for the Beaver Plats.

Subdivision, as set forth in the Declaration previously filed not in conflict with the provision hereinabove set forth, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto set their hands to this First Amendment to Declaration of Protective Covenants for Beaver Flats Subdivision.

Date: 5-22-96	By: Sprul 1, for
	#26
	Owner/s of Lot
STATE OF WYOMING))ss)county of Maldan)	·
The foregoing instrument was ac	knowledged before me this 22 day of May.
WITNESS my hand and Officia	-0178
My Commission expires: 8-17-9	Notary Public 0