

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)

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.

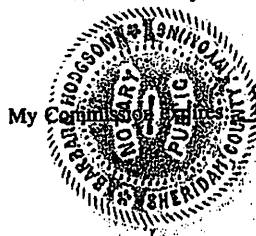
BEAVER FLATS SUBDIVISIONDate: May 19 1996By: Don Kerkel & Jeanne Kerkel33 + 36
Owner/s of Lot

STATE OF WYOMING)

COUNTY OF Sheridan)
ss)

6 The foregoing instrument was acknowledged before me this 19 day of MAY, 1996 by Don Kerkel & Jeanne Kerkel

WITNESS my hand and Official Seal.



Barbara Hagon
Notary Public

Date: 5/19/96

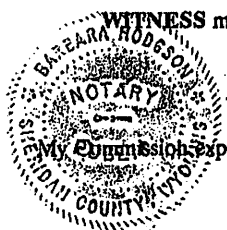
BEAVER FLATS SUBDIVISION

By: Keri Sutton Chris Sutton

9
Owner/s of Lot

STATE OF WYOMING)
COUNTY OF SHERIDAN)ss

6 The foregoing instrument was acknowledged before me this 19 day of MAY, 1996 by Keri Sutton + Chris Sutton



WITNESS my hand and Official Seal.

Barbara Hodgson
Notary Public

My Commission Expires: 8-17-99

BEAVER FLATS SUBDIVISION

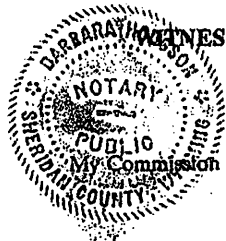
Date: 5/19/96

By: Pilar Barnes

Pilar Barnes
Owner/s of Lot
#11

STATE OF WYOMING)
COUNTY OF SHERIDAN)ss

6 The foregoing instrument was acknowledged before me this 19th day of MAY, 1996 by Pilar Barnes + Alan Barnes



WITNESS my hand and Official Seal.

Barbara Hodgson
Notary Public

My Commission Expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 5-19-96By: John H. Fitchers
#12
Owner/s of Lot

STATE OF WYOMING)

COUNTY OF Sheridan)ssThe foregoing instrument was acknowledged before me this 19th day of May, 1996 by John H. Fitchers

WITNESS my hand and Official Seal.

Barbara Hodgson
Notary PublicMy Commission Expires: 8-17-99Date: 5-19-96

BEAVER FLATS SUBDIVISION

By: John R. Schucke
John R. Schucke
Owner/s of Lot #25

STATE OF WYOMING)

COUNTY OF SHERMAN)ssThe foregoing instrument was acknowledged before me this 19th day of MAY, 1996 by Linda G. Schucke & Kathy A. Schucke

WITNESS my hand and Official Seal.

Barbara Hodgson
Notary PublicMy Commission Expires: 8-17-99

Date: 5-19-96

BEAVER FLATS SUBDIVISION

By: James D. Price & Marilyn L. Price

13

Owner/s of Lot

STATE OF WYOMING

COUNTY OF Sheridan

)
ss

6 The foregoing instrument was acknowledged before me this 19th day of May, 1996 by James D. Price & Marilyn L. Price

WITNESS my hand and Official Seal.



My Commission expires: 8-17-99

Barbara Hodgson
Notary Public

BEAVER FLATS SUBDIVISION

Date: 5/19/96

By: Robin J. Wacker & Greg Wacker

Owner/s of Lot # 15

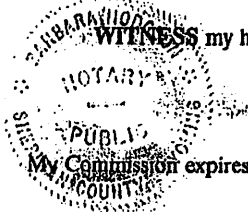
STATE OF WYOMING

COUNTY OF Sheridan

)
ss

6 The foregoing instrument was acknowledged before me this 19th day of May, 1996 by Robin J. Wacker and Greg Wacker

WITNESS my hand and Official Seal.



My Commission expires: 8-17-99

Barbara Hodgson
Notary Public

Date: May 19, 1996

BEAVER FLATS SUBDIVISION

By: Davis M. SwanOwner/s of Lot # 16

STATE OF WYOMING

COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me this 19th day of May, 1996 by Davis M. Swan & Anne Swan

WITNESS my hand and Official Seal.


Barbara Hodgson
Notary Public

BEAVER FLATS SUBDIVISION

By: Margaret S. SullivanOwner/s of Lot # 8Date: 5/19/96

STATE OF WYOMING

COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me this 19th day of May, 1996 by Margaret S. Sullivan
and Robert J. Sullivan

WITNESS my hand and Official Seal.


Barbara Hodgson
Notary Public

Date: 5-19-96

BEAVER FLATS-SUBDIVISION

By: Tina Beale

Robert Beale Lot # 19
Owner/s of Lot

STATE OF WYOMING

COUNTY OF Sheridan)
ss

to The foregoing instrument was acknowledged before me this 19th day of May,
1996 by Tina Beale + Robert Beale

WITNESS my hand and Official Seal.



Barbara Hodgson
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 5-19-96

By: Dana A. Stephens

Rick D. Stephens
24
Owner/s of Lot

STATE OF WYOMING

COUNTY OF SHERIDAN)
ss

to The foregoing instrument was acknowledged before me this 19th day of May,
1996 by Dana A. Stephens + Rick D. Stephens

WITNESS my hand and Official Seal.



Barbara Hodgson
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 5-20-96By: Joyce A. Dunning
#28

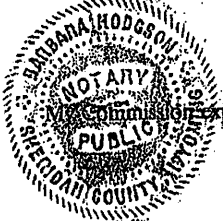
Owner/s of Lot

STATE OF WYOMING)

COUNTY OF Sheridan)^{ss}

6 The foregoing instrument was acknowledged before me this 20th day of May,
1996 by Joyce A. Dunning

WITNESS my hand and Official Seal.


Barbara Hodgson
Notary Public
My Commission Expires: 8-17-99

BEAVER FLATS SUBDIVISION

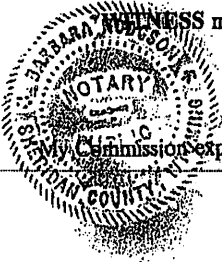
Date: May 19, 1996By: Gerie Jean Howard
Gerie Howard
Owner/s of Lot #34

STATE OF WYOMING)

COUNTY OF Sheridan)^{ss}

6 The foregoing instrument was acknowledged before me this 19th day of May,
1996 by Gerie Jean Howard
Gerie Howard

WITNESS my hand and Official Seal.


Barbara Hodgson
Notary Public
My Commission Expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 19-MAY-96

By: T. J. Farn

Faye Farn
Owner/s of Lot #30

STATE OF WYOMING)
COUNTY OF Sheridan)ss

to The foregoing instrument was acknowledged before me this 19th day of May, 1996 by T. J. Farn and Faye Farn

WITNESS my hand and Official Seal.



Barbara Hodgson
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: May 20, 1996

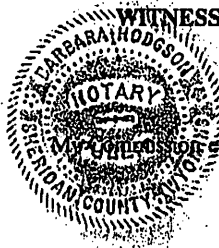
By: Thomas C. Duncan

#10 Shelia J. Duncan
Owner/s of Lot

STATE OF WYOMING)
COUNTY OF Sheridan)ss

to The foregoing instrument was acknowledged before me this 20th day of May, 1996 by Thomas C. Duncan & Shelia J. Duncan

WITNESS my hand and Official Seal.



Barbara Hodgson
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 5/21/96By: Mary A. ValdezDouglas L. Valdez
Owner/s of Lot #37

STATE OF WYOMING

COUNTY OF Sheridan

6 The foregoing instrument was acknowledged before me this 21st day of May,
1996 by Mary A. Valdez & Douglas L. Valdez

WITNESS my hand and Official Seal.

Barbara Hodgson
Notary PublicMy Commission expires: 8-17-99
Date: 5-22-96

BEAVER FLATS SUBDIVISION

By: Mary L. LamsAndrew L. Lams
Owner/s of Lot #7+8

STATE OF WYOMING

COUNTY OF Sheridan

6 The foregoing instrument was acknowledged before me this 22nd day of May,
1996 by Mary L. Lams & Andrew L. Lams

WITNESS my hand and Official Seal.

Barbara Hodgson
Notary PublicMy Commission expires: 8-17-99

Date: 5-21-96

BEAVER FLATS SUBDIVISION

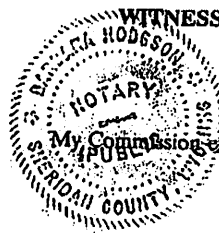
By: Joel Hendrickson

Owner/s of Lot # 14

STATE OF WYOMING

COUNTY OF Sheridan) ss

6 The foregoing instrument was acknowledged before me this 31 day of May 1996 by Joel Hendrickson and Ann Hendrickson



WITNESS my hand and Official Seal.

Barbara Hodgeson
Notary Public

Date: 6-5-96

BEAVER FLATS SUBDIVISION

By: Jack Rood

Lorraine Rood
Owner/s of Lot # 20

STATE OF WYOMING)
COUNTY OF Sheridan) ss

6 The foregoing instrument was acknowledged before me this 5th day of June 1996 by Jack Rood & Lorraine Rood



WITNESS my hand and Official Seal.

Barbara Hodgeson
Notary Public

BEAVER FLATS SUBDIVISION

Date: 6-6-96By: William E. PughPamela S. Pugh
Owner/s of Lot #42, 43, + 44

STATE OF WYOMING)

COUNTY OF Sheridan)ss

to The foregoing instrument was acknowledged before me this 6th day of June,
1996 by William E. Pugh and Pamela S. Pugh



WITNESS my hand and Official Seal.

Barbara Hagan
Notary PublicMy Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 6-7-96By: Jeff C. BaumVirginia C. Baum
Owner/s of Lot #23

STATE OF WYOMING)

COUNTY OF Sheridan)ss

to The foregoing instrument was acknowledged before me this 7th day of June,
1996 by Jeff Baum & Virginia Baum



WITNESS my hand and Official Seal.

Barbara Hagan
Notary PublicMy Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 6-21-96

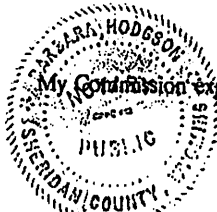
By: Robert F. Klinkach

Kristina M. Klinkach
Owner/s of Lot
#3+4

STATE OF WYOMING)
COUNTY OF Sheridan)ss

6 The foregoing instrument was acknowledged before me this 21st day of June, 1996 by Robert F. Klinkach + Kristina M. Klinkach

WITNESS my hand and Official Seal.



My Commission expires: 8-17-99

Barbara Hodgson
Notary Public

Date: 6/19/96

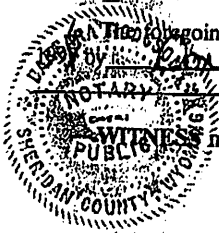
BEAVER FLATS SUBDIVISION

By: Ronald Wilcox

Judy Wilcox
Owner/s of Lot
#35

STATE OF WYOMING)
COUNTY OF Sheridan)ss

19 The foregoing instrument was acknowledged before me this 19th day of June, 1996 by Ronald Wilcox + Judy Wilcox



WITNESS my hand and Official Seal.

Barbara Hodgson
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 6/24/96By: Douglas Hodgson

#26

Owner/s of Lot

STATE OF WYOMING)

COUNTY OF SHERIDAN) ssThe foregoing instrument was acknowledged before me this 24th day of June, 1996 by Douglas Hodgson

WITNESS my hand and Official Seal.

James A. Smith
Notary PublicMy Commission expires: 12-6-96

BEAVER FLATS SUBDIVISION

Date: 6/24/96By: Douglas HodgsonBarbara Hodgson
Owner/s of Lot
#27

STATE OF WYOMING)

COUNTY OF SHERIDAN) ssThe foregoing instrument was acknowledged before me this 24th day of June, 1996 by DOUGLAS HODGSON & BARBARA HODGSON

WITNESS my hand and Official Seal.

James A. Smith
Notary PublicMy Commission expires: 12-6-96

Date: 6/25/96

BEAVER FLATS SUBDIVISION

By: Vickie Rupp

Islen Rupp
Owner/s of Lot

#31

STATE OF WYOMING

COUNTY OF SHERIDAN

} ss

6 The foregoing instrument was acknowledged before me this 25th day of June, 1996 by Vickie Rupp & Islen Rupp



WITNESS my hand and Official Seal.

Barbara Hagon
Notary Public

My Commission expires: 8-17-99

Date: 6/25/96

BEAVER FLATS SUBDIVISION

By: Richard E. Hagon

Sandra J. Hagon
Owner/s of Lot #29 + 32

STATE OF WYOMING

COUNTY OF SHERIDAN

} ss

6 The foregoing instrument was acknowledged before me this 25th day of June, 1996 by Richard E. Hagon and Sandra J. Hagon



WITNESS my hand and Official Seal.

Barbara Hagon
Notary Public

My Commission expires: 8-17-99

(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.

BEAVER FLATS SUBDIVISIONDate: 5/31/94

By: _____

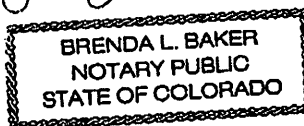
Michael D. Banner
Owner/s of Lot #5+6

STATE OF COLORADO)
WYOMING)ss
COUNTY OF Douglas)

1994 The foregoing instrument was acknowledged before me this 31 day of May,
1994 by _____

WITNESS my hand and Official Seal.

Brenda L. Baker
Notary Public

My Commission expires: MY COMMISSION EXPIRES 3/6/2000

(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.

BEAVER FLATS SUBDIVISION

Date: 5-23-96

By: Robert A. Phillips, Jerry L. Phillips

No. 1

Owner/s of Lot

STATE OF ^{Colorado} WYOMING)
COUNTY OF Jefferson)_{SS}

6 The foregoing instrument was acknowledged before me this 23rd day of May 1996 by Robert A. Phillips

WITNESS my hand and Official Seal.

Dorothy Jean Clark
Notary Public

My Commission expires: 4-7-97



(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.

BEAVER FLATS SUBDIVISIONDate: 5-22-96By: *Daniel L. Johnson*#26

Owner/s of Lot

STATE OF WYOMING)

COUNTY OF Theriot)

6 The foregoing instrument was acknowledged before me this 22 day of May, 1996 by Daniel L. Johnson

WITNESS my hand and Official Seal.

Barbara H. Hagan
Notary PublicMy Commission expires: 8-17-99