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BOOK: 559 PAGE: 603 FEES: $27.00 SM AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPIRIT RIDGE SUBDIVISION

SHERIDAN COUNTY, WYOMING

SECOND AMENDMENT TO THE GENERAL DECLARATION OF RESIDENTIAL CONDITIONS, COVENANTS AND RESTRICTIONS OF SPIRIT RIDGE SUBDIVISION

THIS SECOND AMENDMENT to the General Declaration of Residential Conditions, Covenants, and Restrictions of Spirit Ridge Subdivision (hereinafter "DCCRs") is made by Spirit Ridge Homeowners Association (herein referred to as "Association"), a Wyoming nonprofit corporation, pursuant to the approval of two-thirds (2/3) of the Lot Owners.

RECITALS:

WHEREAS, Spirit Ridge, LLC, (herein "the Developer") recorded DCCRs for the Spirit Ridge Subdivision (the "Declaration" or "DCCRs") on April 21, 2008, in Book 495, Page 212 in the land records of the Sheridan County Clerk and Ex-Officio Registrar of Deeds; and

WHEREAS, the Developer filed "First Amendment To The General Declaration Of Residential Conditions, Covenants And Restrictions Of Spirit Ridge Subdivision" dated July 14, 2008, recorded on July 28, 2008, in Book 498, Page 406 in the land records of the Sheridan County Clerk and Ex-Officio Registrar of Deeds; and

WHEREAS, the Spirit Ridge Homeowners Association, (hereinafter "Association"), is a Wyoming Non-profit Corporation responsible for the management and enforcement of the DCCRs pursuant to Section 7.1 of Article VII of the DCCRs; and

WHEREAS, Article VIII of the DCCRs provides, in relevant part, that the DCCRs may be modified or amended by the written consent of the Owners of two-thirds (2/3) of the lots within the development; and

WHEREAS, at the time of this Second Amendment, the Owners of more than two-thirds of the lots in the subdivision, at a meeting duly called for this purpose, did cast their votes in favor of this Second Amendment; and

WHEREAS, as evidenced by their signatures on the Ratification attached hereto, and made a part hereof, as Exhibit "A", the requisite number of Lot Owners have approved this Second Amendment to the DCCRs,

NOW THEREFORE, the Association, by this instrument, hereby amends the existing DCCRs as follows:.

Article IV

Architectural Control Committee

Article IV, Section 4.3 of the DCCRs is hereby amended by adding to the existing language:

If the ACC shall find that any improvement shall have been undertaken without the approval of the ACC or otherwise in violation of the provision of this Article, the Association shall have the right to remove any such improvement at the sole cost and expense of the Owner or Owners of the Lot. If the ACC finds that an improvement was not completed in substantial conformity with the description thereof and any plans and specification therefor as approved by the ACC, it shall notify the Owner or Owners of such noncompliance and require remedy of such noncompliance. If within thirty (30) days from the date of such notification, the Owner or Owners shall have failed to remedy the noncompliance, the ACC shall notify the Board and the Association which shall have the right, at its option, to remove the improvement or to abate or remedy the noncompliance, in either case at the sole cost and expense of the Owner or Owners. In either of the foregoing cases, the offending Owner or Owners shall promptly indemnify the ACC, the Board, and the Association for all costs incurred in removing, correcting or abating such violation or noncompliance.

Article IV, Section 4.5 (a), of the DCCRs is hereby amended by replacing the existing language with the following:

(a) All roofing shall be limited to materials of earth tone colors or materials painted earth tone colors. Siding shall be of wood, brick, stone, or stucco. All siding shall be stained or painted in colors not considered loud or bold. Preference shall be given to natural earth-toned colors. No steel, vinyl, aluminum, or T-111 siding will be permitted except for use in an accessory building. In the event steel, vinyl, aluminum, or T-111 siding is used for an accessory building, the siding must be of earth-toned colors.

Article V

General Restrictions

Article V, Section 5.1 of the DCCRs is hereby amended by replacing the existing language with the following:

Section 5.1 - Land Use: This property is located in a Sheridan County Urban Residential Zoning District. Only uses allowed by the Sheridan County Urban Residential Zoning District and in accordance with all other applicable statutory, governmental, local rules and regulations and uses permitted by the DCCRs, including any duly recorded amendments, shall be allowed. No commercial or industrial uses are permitted.

Article V, Section 5.12 of the DCCRs is hereby amended by replacing the existing language with the following:

Section 5.12 - Irrigation: The irrigation supply pipe and risers have been installed by the developer to each lot. The Homeowners Association is responsible for maintenance of the irrigation system from the irrigation ditch to the riser location. Each lot owner is responsible for installing their own pumps and sprinklers. Only electric pumps may be installed. No additional risers may be added to the Association irrigation system. The maximum pipe size on each lot is 2" with a maximum 5 horsepower pump on 5 acre lots and maximum 3 horsepower pump on 2+ acre lots. All lots must utilize sprinklers for disbursement of irrigation water. Irrigation water may be used on a daily basis by all lots, provided however, the Board of Directors may further restrict irrigation as necessary to provide equitable use to all lot owners. The Board of Directors may limit quantity of water to each lot as well as times of irrigation. The Homeowners Association will designate one contact person to facilitate communication between the Hanover/Mikado Ditch District and the Association. The Association and each lot owner are responsible to comply with state laws regarding surface water, as well as any and all regulations of the ditch district.

End of amendments.

FURTHERMORE, the amendments set forth herein shall be effective and binding upon members of the association upon the recording of this Second Amendment in the office of the county clerk. Those provisions of the original DCCRs not otherwise amended herein shall retain their full force and effect.

IN WITNESS WHEREOF, the Spirit Ridge Homeowners Association, has caused this instrument to be executed on this 6 day of MAY, 2016
Spirit Ridge Homeowners Association

Spirit Ridge Homeowners Association,
a Wyoming nonprofit corporation

By: _____

Title: President

ACKNOWLEDGEMENT

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The foregoing was acknowledged before me on this 6 day of May, 2014, by Chad Aksamit, who represented that he is the President of the Spirit Ridge Homeowners Association, and that the same is free and voluntary act of the Wyoming Non-profit Corporation.

Witness my hand and official seal.

Notary Public
My Commission Expires: 4/24/2019

GRETA R JOHNSON - NOTARY PUBLIC
County of Sheridan
State of Wyoming
My Commission Expires 4/24/19

Exhibit A

RATIFICATION OF THE SECOND AMENDMENT TO THE
GENERAL DECLARATION OF RESIDENTIAL CONDITIONS,
COVENANTS AND RESTRICTIONS OF SPIRIT RIDGE SUBDIVISION

Lot 2		Owner	Date
Lot 3		Owner	4/11/15
Pilatowo Lot 4		Owner	4-11-15
Lot 5	Amy R Rubemo	Owner	4-11-15
Lot 6		Owner	4-11-15
Lot 7		Owner	Date
Lot 8		Owner	4-11-15
Lot 9		Owner	Date
Lot 10		Owner	Date
Lot 11		Owner	Date
Lot 12		Owner	4/11/15
Lot 13	Brad Kreser	Owner	4-11-15

	Lot 14	Owner	4/11/15 Date
TROY	Lot 15	Owner	4/11/15 Date
CHRIS	Lot 16	Owner	4/11/15 Date
BRANDON	Lot 17	Owner	4/11/15 Date
	Lot 18	Owner	Date
	Lot 19	Owner	Date
	Lot 20	Owner	4/11/15 Date