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Amendment to Declaration of Protective Covenants for:

Anderson Minor Subdivision
Sheridan County, Wyoming

WHEREAS, the Declarant is the owner of all lands embraced in the subdivision known as the Anderson Minor, which is platted and of record in the office of the County Clerk and ex-office Register of Deeds of Sheridan County, Wyoming, said plat by reference being specifically made a part hereof in all respects, as if fully set out herein, and

WHEREAS, the declarant intends to sell two of the three parcels of land contained in said Anderson Minor Subdivision.

NOW, THEREFORE, all of the lots, parcels, tracts, and portions of said property shall be held, transferred, sold or conveyed by Declarant, or by his contracted to be sold, subject to the conditions, restrictions, reservations and covenants now on record, and upon the express provisions, reservation, restrictions and covenants (hereinafter referred to as the conditions) each and all of which is and are for the benefit of said property and for each owner of land therein, and shall inure and pass with the said property, and each and every parcel of land therein, and shall apply to and bind the successors in interest of said owners thereof, and are imposed pursuant to a general plan for the improvement of the afore mentioned property.

Said conditions, restrictions, covenants and reservations are imposed upon the lands comprising the Anderson Minor subdivision, as an obligation or charge against the same for the benefit of each and every lot and tract therein contained, and the owner or owners thereof, and said conditions, restrictions, covenants and reservations will be imposed upon each and every lot and tract in said subdivision, and are as follows:

(1)

Limited residential use shall be permitted in conjunction with a business use, ie. A caretakers residence attached to a main building. No detached residence or mobile home shall be allowed accepting Tract 3 because of existing use.

(2)

All sewer systems must comply with Public Health Standards and be approved by the Wyoming Department of environmental Quality. At any time that a central sewer system or a municipal sewer hookup should become available, all tract owners in the subdivision will be required to convert and subscribe to that service. All businesses located on these tracts agree to pay a proportionate share of the cost of establishing said system.

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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

(3)

The water supply shall be a well and must comply with Public Health Standards. At any time that a central water system or a municipal water hookup should become available, all tract owners in the subdivision will be required to convert and subscribe to that service. All businesses located on these tracts agree to pay a proportionate share of the cost of establishing said System.

(4)

Easements and rights of way as shown on the recorded plat are hereby reserved in this subdivision for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephones, sewer, water or other public or quasi public utility service purposes together with the right of ingress, egress and egress at any time for the purpose of further construction and repair. All owners agreed to reasonable water and sewer easements as needed to install a central system to serve this property.

(5)

Should $\frac{3}{4}$ majority of owners wish to amend covenants it shall be possible with a vote of $\frac{3}{4}$ majority. Covenants shall run with land for an additional 10 years unless an covenant signed by $\frac{3}{4}$ majority of Tract owners it is recorded agreeing changes in whole or in part to the change or Revocation of covenants.

(6)

In the event that this property becomes contingent to the city of Sheridan, this property may apply with the consent of all landowners to be annexed into the city limits.

IN WITNESS WHEREOF, the Declarant has executed this

Amendment to Declaration of Protective Covenants for

Anderson Minor Subdivision this 7th day of May, 2004.

T.R. Shelby

Emily Shelby

Teton
County of Sheridan)
) ss:
State of Wyoming)

The foregoing instrument was acknowledged before me by T.R. Shelby and Emily Shelby, this 7th day of May, 2004.

Katherine L Peters
Notary Public

My Commission Expires: Nov. 13, 2004

IN WITNESS WHEREOF, the Declarant has executed this

Amendment to Declaration of Protective Covenants for

Anderson Minor Subdivision this _____ day of May, 2004.

Joe Sebena

County of Sheridan)
) ss:
State of Wyoming)

The foregoing instrument was acknowledged before me by Joe Sabena, this _____ day of May, 2004.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the Declarant has executed this
Amendment to Declaration of Protective Covenants for
Anderson Minor Subdivision this _____ day of May, 2004.

County of Sheridan)
) ss:
State of Wyoming)

Dan Sebens

The foregoing instrument was acknowledged before me by Dan Sebens, this _____
day of May, 2004.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the Declarant has executed this
Amendment to Declaration of Protective Covenants for
Anderson Minor Subdivision this 11 day of May, 2004.

William H. Garland
William H. Garland

Donna Garland
Donna Garland

County of Sheridan)
) ss:
State of Wyoming)

The foregoing instrument was acknowledged before me by
William H. Garland and Donna Garland, this 11 day of May, 2004.



Audrey Koltiska
Notary Public

IN WITNESS WHEREOF, the Declarant has executed this

Amendment to Declaration of Protective Covenants for

Anderson Minor Subdivision this _____ day of May, 2004.

T.R. Shelby

Emily Shelby

County of Sheridan)
) ss:
State of Wyoming)

The foregoing instrument was acknowledged before me by
T.R. Shelby and Emily Shelby, this _____ day of May, 2004.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the Declarant has executed this

Amendment to Declaration of Protective Covenants for

Anderson Minor Subdivision this 10 day of May, 2004.

Joe Sabena
Joe Sabena

County of ~~Sheridan~~ ^{Gallatin})
) ss:
State of ~~Wyoming~~ ^{Montana})

The foregoing instrument was acknowledged before me by Joe Sabena, this 10
day of May, 2004.



My Commission Expires: 09/22/2007

Jillian Watson
Notary Public Jillian Watson
Notary Public for the State of Montana
Residing in Bozeman, Montana

IN WITNESS WHEREOF, the Declarant has executed this

Amendment to Declaration of Protective Covenants for

Anderson Minor Subdivision this 10 day of May, 2004.

Dan Sebens

Dan Sebens

County of Craftsman)
~~Sheridan~~) ss:
Montana)
State of Wyoming)

The foregoing instrument was acknowledged before me by Dan Sebens, this 10 day of May, 2004.



Jillian Watson
Notary Public Jillian Watson

Notary Public for the State of Montana
Residing in Bozeman, Montana

IN WITNESS WHEREOF, the Declarant has executed this

Amendment to Declaration of Protective Covenants for

Anderson Minor Subdivision this _____ day of May, 2004.

William H. Garland

Donna Garland

County of Sheridan)
) ss:
State of Wyoming)

The foregoing instrument was acknowledged before me by
William H. Garland and Donna Garland, this _____ day of May, 2004.

Notary Public

My Commission Expires:

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