

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS
FOR THE WILLIAMS MINOR SUBDIVISION**

**FIRST AMENDMENT TO THE DECLARATION
OF COVENANTS, FOR THE WILLIAMS MINOR
SUBDIVISION** ("First Amendment") is made effective the
29th day of April, 2021, by the undersigned
lot owners.

This instrument applies to and binds all of the lands
which are subject to the Declaration of Protective
Covenants for the Williams Minor Subdivision (the
"Subdivision"), recorded August 25, 1997 in Book 387 at
Page 520 of the Sheridan County, Wyoming land records
(the "Covenants"), and as hereafter amended.

WHEREAS Paragraph 17 of the Covenants permits
the owners to amend the Covenants upon approval of 75%
of the lot owners within the Subdivision.

WHEREAS, the undersigned owners, representing
75% of the lots in the Subdivision, desire to amend the
Covenants as provided herein.

NOW, THEREFORE, it is hereby resolved that the
terms of the Covenants shall be modified, amended and
changed, as stated below.

[1] Paragraph 6, shall be deleted in its entirety and
replaced as follows:

No structure of a temporary character, such as
campers, trailers, and tents, shall be used as a
residence for permanent use. No building
material shall be stored on any lot for a period of
longer than ninety (90) days unless substantial
construction is actually in progress, or if said
material is stored in a new outbuilding erected on
the lot.

[2] Paragraph 14, shall be deleted in its entirety and
replaced as follows:

Resubdivision is not permitted except on Lot 4, which may be split into two (2) lots with a minimum of (5) acres per lot. In the event the resubdivision of Lot 4 occurs, the Williams Minor Subdivision covenants, as amended, shall apply and run with both lots.

[3] Paragraph 15, shall be deleted in its entirety and replaced as follows:

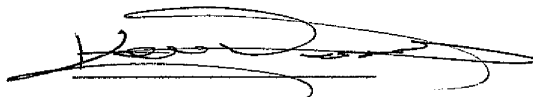
No sewage disposal system shall be constructed, altered, or allowed to remain or used unless fully approved by a licensed and qualified engineer within Sheridan County, as to design, capacity, location, and construction, and must comply with public health standards.

[4] Paragraph 22, shall be deleted in its entirety and replaced as follows:

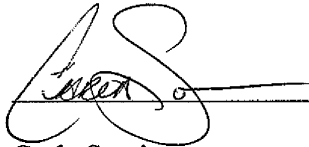
Hunting by archery is permitted, hunting by firearm and or discharge of firearms or fireworks on any lot is prohibited.

[5] Except as specifically amended by this instrument, the Covenants shall remain in effect and unchanged.

IN WITNESS WHEREOF the undersigned lot owners, representing 75% of the lots in the Subdivision as of the effective date of this instrument, hereby approve this First Amendment to the Covenants.



Kevin Sessions

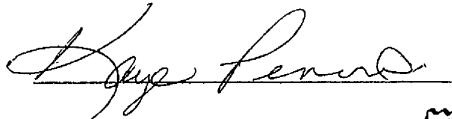


Carla Sessions

STATE OF WYOMING)

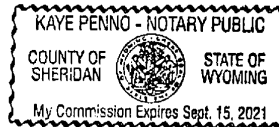
) ss.
COUNTY OF SHERIDAN)

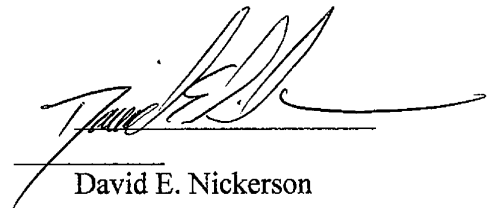
The foregoing instrument was signed and acknowledged before me this 29 day of APRIL, 2021, by Kevin Sessions and Carla Sessions, as witnesseth my hand and official seal.




Notary Public

My commission expires: Sept 15, 2021





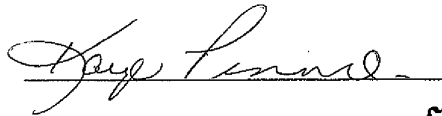
David E. Nickerson



Erin R. Nickerson

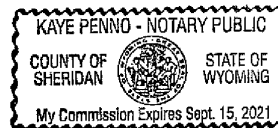
STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was signed and
acknowledged before me this 29 day of
April, 2021, by David E. Nickerson and
Erin R. Nickerson, as witnesseth my hand and official seal.



Notary Public

My commission expires: Sept. 15, 2021



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