



**FIRST SUPPLEMENTARY DECLARATION OF COVENANTS,  
FOR EAGLE RIDGE DEVELOPMENT, LLC**

THIS FIRST SUPPLEMENTARY DECLARATION OF COVENANTS is made this 6<sup>th</sup> day of May, 2013 by EAGLE RIDGE DEVELOPMENT, LLC, a Wyoming Limited Liability Company and ROCKPRO CAPITAL CORPORATION, a New Jersey corporation, (hereinafter jointly referred to as "Declarant"). Declarant hereby declares that all of the lands within EAGLE RIDGE SUBDIVISION, as more particularly described and laid out in that certain plat prepared by Mentock Engineering, approved by the County Commissioners of Sheridan County on February 1, 2005, and recorded in the Office of the County Clerk of Sheridan County in Drawer E, Plat No. 16, on October 21, 2005, shall be subject to the following amended covenants:

**WITNESSETH:**

WHEREAS, Declarant recorded a Declaration of Covenants for Eagle Ridge Subdivision (the "Declaration") on October 25, 2005, in Book 468, Page 0526 of the records of the Sheridan County Clerk and E-Officio Register of Deeds; and

WHEREAS, Declarant, pursuant to Article 14, Section titled "Voting Rights" of the Declaration, wishes to amend the existing covenants for this development as set forth herein.

The Declarant further declares the following Amendments to the Declaration of Covenants:

**Article 4, Paragraph 6 is hereby amended and replaced with the following paragraph:**

The total combined area of all additional accessory buildings shall not exceed 2,000 square feet on the ground level, and may be of pole construction. The Architectural Review Committee shall approve color and aesthetic compatibility with the primary residential dwelling on the Lot prior to construction.

**Article 4, Paragraph 7 is hereby amended and replaced with the following paragraph:**

Each primary residential dwelling shall be sided with properly stained and treated cedar, redwood (or other approved natural wood product) or log siding, stucco, masonry (ie, natural or cultured stone or brick or other approved masonry product) or a combination thereof. No primary residential dwelling shall be sided with other materials such as vinyl siding, plywood or sheet siding, pressboard, or exposed unfinished cement or concrete block, or other product deemed unacceptable. The



Architectural Review Committee shall make the final determination as to the appropriate materials for construction of all buildings.

**Article 4, Paragraph 8 is hereby amended and replaced with the following paragraph:**

All major roof lines on any primary residential building shall be pitched with at least a 5:12 pitch; provided however, the roof pitch of porches, dormers, and other minor ancillary roof lines shall not be less than a 4:12 pitch. Primary residential structures on a Lot shall have a roof with at least a twelve inch (12") overhang. No roof of any other structure erected on a Lot shall be pitched less than a 3:12 pitch. Permitted roofing materials shall not be in any unusual color and are limited to: tile, composite shingles, asphalt shingles, composite "shakes", shakes, metal roofing with a baked enamel finish or other such comparable quality roofing.

**Article 4, Paragraph 10 is hereby amended and replaced with the following paragraph:**

There shall be **NO** galvanized chain-link fences (product coated in black, dark brown, dark green shall be considered acceptable when constructed in approved locations) plastic, vinyl, PVC, or concrete block fences permitted on any Lot. All fencing materials shall be approved, prior to installation, by the Architectural Review Committee.

IN WITNESS WHEREOF, the Declarant has caused this First Supplementary Declaration of Covenants for Eagle Ridge Development, LLC to be duly executed.

Don Horn  
 Operating Manager  
 Eagle Ridge Development, LLC  
 Rockpro Capital Corporation

**NO. 2013-704494 DECLARATION OF COVENANTS**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 DON HORN PO 430  
 DAYTON WY 82836

Given under my hand and notarial seal this 6<sup>th</sup> day of May, 2013.  
 On this 6 day of May, 2013.

Before me, personally appeared Don Horn

\_\_\_\_\_ to me known to the person described in  
 and who executed the foregoing instrument and acknowledged  
 that he executed the same as his  
 free act and deed and also made oath before  
 me that the matters set forth in the foregoing assignment are  
 true.

(SEAL)

Term  
 My commission expires Sept 5, 2016

Notary Public

