

**Second Amendment
to Declaration of Covenants, Conditions and Restrictions
of Eisele Turf Estate Subdivision Tracts 1-8**

This Second Amendment to Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8 is made and entered into this 28th day of July, 2021, by **John E. Rice & Sons, Inc.**, d/b/a Wrench Ranch (hereinafter referred to as the "Declarant") and the undersigned owners of real property situated in the Eisele Turf Estates Subdivision, Sheridan County, Wyoming ("Owners").

Recitals

A. Declarant and Owners collectively own not less than 80% of the tracts in the Eisele Turf Estates Subdivision, Sheridan County, Wyoming, which is more particularly described as follows (referred to as "Subdivision"):

Tracts 1-8, Eisele Turf Estates, a subdivision in Sheridan County, Wyoming, filed October 9, 2018, Drawer E of Plats, Page 25.

B. Declarant executed and recorded the Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8 covering the above-described lands on May 9, 2019 in Book 580, Page 491 in the Office of the Sheridan County Clerk, Sheridan County, Wyoming (referred to herein as the "Declaration of Covenants"). Declarant subsequently executed and recorded the First Amendment to Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8.

C. The Declaration of Covenants provides that the covenants and other provisions may be amended, deleted, or new covenants added by an instrument signed by the owners of not less than 80% of the total tracts within the subdivision.

D. Declarant and Owners desire to amend the Declaration of Covenants to allow poultry to be kept in the subdivision as set forth herein.

Now, therefore, pursuant to the rights set forth in the Declaration of Covenants, Declarant and Owners hereby amend the Declaration of Covenants as follows:

1. Section 30 of the Declaration of Covenants is hereby amended in its entirety to provide as follows:

(30) No birds, dogs, cats, pets, poultry, rabbits, llamas, animals or livestock of any type shall be raised, bred, or kept for any commercial purpose on any block. Goats, swine, stallions, donkeys, bulls, sheep, ostrich, emu, turkeys, ducks and rabbits are expressly forbidden and none shall be kept at any time on any Tract for any purpose. A maximum of two grazing animals (horses, mules, cattle, burros, donkeys, llamas, alpacas), including 4-H animals, may be kept on a Tract at any one time. A maximum of 6 female chickens may be kept in a confined chicken coop on a Tract. No roosters are allowed. Chickens may not be allowed



to roam at large or in any manner that causes a nuisance. Chicken coop is required. Owners shall follow proper land management procedures to prevent overgrazing or erosion of the land in the Subdivision. No over grazing shall be allowed on any Tract. The HOA shall have exclusive right to determine when overgrazing or erosion is threatened by the acts of the property owners. Should the owner of a Tract have grazing animals, there shall be constructed on the Tract a corral with an attached barn/loafing shed with sufficient space for each animal for the care and feeding of the animals. Owners shall take such measures as are necessary to prevent animals from escaping from their Tract.

2. Section 44 of the Declaration of Covenants is hereby amended in its entirety to provide as follows:

(44) **Horse Riding Areas / Arena / Pathways.** The areas designated as "Common Area" as depicted on the Final Plat, Eisele Turf Estates, a subdivision in Sheridan County, Wyoming, filed on October 9, 2018, Drawer E of Plats, Page 25 (referred to herein as "Riding Paths / Arena / Pathways" are an easement for the use and enjoyment of the landowners in the Subdivision. The Riding Paths / Arena / Pathways shall be fenced out of each tract. Individual tract owners shall be responsible for maintaining the fences adjoining their tract. The easement for the Riding Paths / Arena / Pathways is for the use and benefit of the tract owners and their guests and invitees. The Riding Paths / Arena / Pathways may not be used for any commercial activities. The owners of the Wrench Ranch Wildlife Habitat areas north of the Eisele Turf Estates may utilize the Riding Paths / Arena / Pathways in order to access and maintain the existing ditch and habitat areas. The Riding Paths / Arena / Pathways easement is reserved unto and appurtenant to lands owned by John E. Rice & Sons, Inc., d/b/a Wrench Ranch, its assigns and/or successors in interest and the tract owners of the Eisele Turf Estates.

In Witness Whereof, the Declarant and Owners have executed this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8 dated effective July 26, 2021.

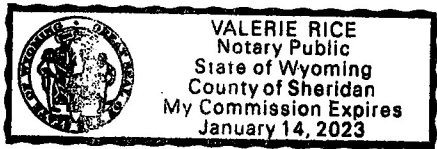
John E. Rice & Sons, Inc.

By: James Jellis
Title: V.P.

STATE OF Wyoming)
COUNTY OF Sheridan) : ss.

The foregoing instrument was acknowledged before me this 29th day of July, 2021, by James Jellis, VP of John E. Rice & Sons, Inc.

WITNESS my hand and official seal.



Valerie Rice
Notary Public
My commission expires: January 14, 2023



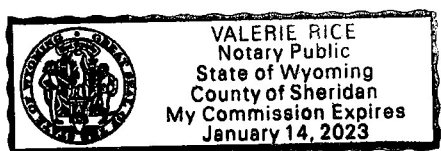
Brian A. MacCarty
Brian A. MacCarty

Julie A. MacCarty
Julie A. MacCarty

STATE OF Wyoming)
: ss.
COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 25th day of August, 2021, by Brian A. MacCarty and Julie A. MacCarty, husband and wife.

WITNESS my hand and official seal.



Valerie Rice
Notary Public
My commission expires: January 14, 2023

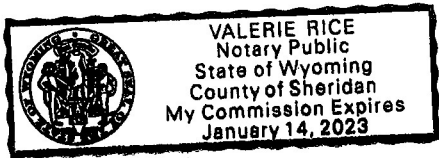
Clifton K. Hale
Clifton K. Hale

Heather Beck-Hale
Heather Beck-Hale

STATE OF Wyoming)
COUNTY OF Sheridan) : ss.

The foregoing instrument was acknowledged before me this 16th day of August, 2021, by Clifton K. Hale and Heather Beck-Hale.

WITNESS my hand and official seal.



Valerie Rice
Notary Public
My commission expires: January 14, 2023

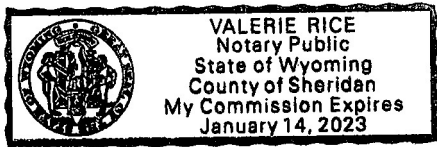
Corbett Buller
Corbett Buller

Kristine Buller
Kristine Buller

STATE OF Wyoming)
COUNTY OF Sheridan) : ss.

The foregoing instrument was acknowledged before me this 10th day of August, 2021, by Corbett Buller and Kristine Buller, husband and wife.

WITNESS my hand and official seal.



Valerie Rice
Notary Public
My commission expires: January 14, 2023