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FEES: $27.00 PK AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Amendment to Declaration of Covenants for Whitney Plaza

Whitney Benefits exercises its right under Article XIII of the Declaration of Covenants for Whitney Plaza recorded in Book 490 of Deeds at Page 0247 in the Office of the County Clerk of Sheridan County, Wyoming (the "Covenants") as follows:

1. Whitney Benefits adds to and brings within the Covenants the following described property:

Lots 1 and 2 and Outlots FF and II of Whitney Plaza Two, the plat of which is recorded in Book W, Page No. 76 in the Office of the County Clerk of Sheridan County, Wyoming.

2. Article I.C. and Article I.D of the Covenants are amended to read as follows:

C. "Property" or "Whitney Plaza" shall mean Lots 1 through 8 of Block 1 and Lots 1 through 32 of Block 2 and Outlots A through M, all located in Whitney Plaza in the City of Sheridan, and Lots 1 and 2 and Outlots FF and II, all located in Whitney Plaza Two in the City of Sheridan, and such other lands as may hereafter be added to or brought within this Declaration and/or the jurisdiction of the Association by amendment of this Declaration.

D. "Common Area" shall mean all real property within the Property owned or controlled by the Association for the common use and enjoyment of the Owners, and shall include, Outlot A and Outlots C through M inclusive, of Whitney Plaza and Outlots FF and II of Whitney Plaza Two. Outlot B is not part of the Common Area.

3. Article IX.A.1 and Article IX.A.2 are amended to read as follows:

A. Outlots A, C, I, II, and J shall be used only for parking by Owners of Lots and their invitees while visiting or engaging in business with the Owners of Lots or their tenants.

B. Outlots D, E, F, FF, and H may be used only as a right of way for access by Owners of Lots, law enforcement, and fire and emergency vehicles. Outlots D, E, F, FF, and H may also be used for sidewalks and walkways and as a right of way for access by invitees of Owners of Lots while visiting or engaging in business with Owners of Lots or their tenants. No parking shall be allowed on Outlot D (Whitney Lane) or Outlot E (Custer extension). On street parking is allowed in areas designated by the Association on Outlot F (Park Lane) and Outlot H (Plaza Lane).

4. A new section Article IX.I is added as shown on attached Exhibit 1.

5. Schedule A is amended as shown on attached Exhibit 2.

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Dated this 2nd day of June, 2021

Whitney Benefits

By: Roy Garber
President

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 2nd day of June, 2021 by Roy Garber, president of Whitney Benefits. Witness my hand and official seal.

Janet C. Barnes
Notary Public

JANET C BARNES NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES JULY 30, 2024

My commission expires: 7-30-2024

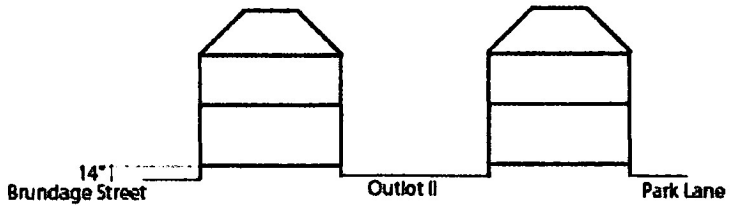
I. Attached Residential Whitney Plaza II Lots 1-2. Lot 1 through Lot 2, inclusive, of Whitney Plaza II are designated as "attached residential lots." Attached residential lots are subject to the following limitations:

1. Height. No building may exceed two (2) stories in height.

2. Uses. Attached residential lots may be used only for a one family or multiple family dwelling. No commercial or business activity may be conducted on these lots other than rental of a dwelling unit on a Lot for residential purposes. The number of dwelling units allowed on each lot are as follows:

   a. Lot 1: 3 dwelling units
   b. Lot 2: 3 dwelling units

Figure 28
AR- Allowed Uses 1-2



3. Setbacks. There shall be a five (5) foot setback from Brundage Street for Lot 2, and from Outlot J for Lots 1 and 2. There shall be a three (3) foot setback from Outlot FF for Lot 1 (Figure 29).

Figure 29
AR- Setbacks 1-2

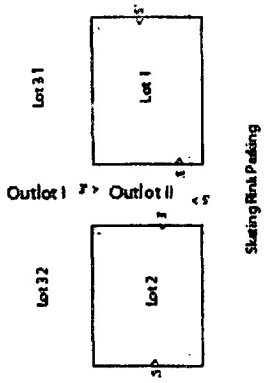


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EXHIBIT
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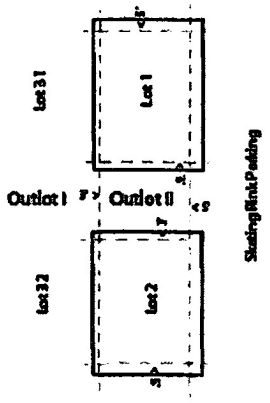
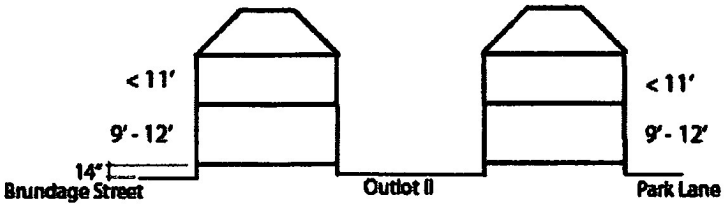
4. Components. Subgrade windows or window wells are allowed. Roofs, window extensions, balconies and patios may not encroach into front or back setbacks more than 3 feet. Roofs, window extensions, balconies and patios may not encroach into side setbacks except more than 3 feet on the east side of Lots 1 and 2. All encroachments shall comply with Figure 30.

Figure 30
AR- Components 1-2



5. Vertical proportions. The floor level of the first story shall be fourteen (14) inches above prevailing grade. It shall be at least nine (9) feet and not more than twelve (12) feet from the floor of the first story to the ceiling of the first floor. It shall be not more than eleven (11) feet from the floor on the second floor to the ceiling on the second floor.

Figure 31
AR- Proportions 1-2



6. Parking. The Owner of an attached residential lot shall be required to provide one parking space for each residence to be built on the Lot, which parking space shall adjoin Outlot II for Lots 1 and 2. Off street parking shall comply with Figure 32:

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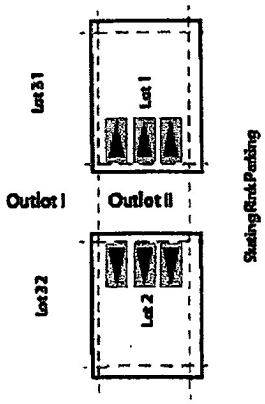
Figure 32
AR- Parking 1-2



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Whitney Plaza Owners Association CAM Percentages

Block 1	Lot #	% CAM Fees	Parking Spots
1	1	9.81%	36
1	2	10.40%	38
1	3	14.95%	55
1	4	12.01%	44
1	5	7.50%	36
1	6	6.32%	18
1	7	4.91%	18
1	8	7.45%	27
TOTAL BLOCK 1		**73.35%**	**272**

Block 2	Lot #	% CAM Fees	Parking Spots
2	1	0.82%	2
2	2	0.82%	3
2	3	1.09%	4
2	4	1.09%	4
2	5	1.09%	4
2	6	1.09%	4
2	7	1.09%	4
2	8	1.09%	4
2	9	0.82%	4
2	10	0.82%	3
2	11	0.82%	3
2	12	0.82%	3
2	13	0.55%	2
2	14	0.55%	2
2	15	0.29%	1
2	16	0.29%	1
2	17	0.29%	1
2	18	0.29%	1
2	19	0.29%	1
2	20	0.29%	1
2	21	0.29%	1
2	22	0.29%	1
2	23	0.29%	1
2	24	0.16%	
2	25	0.16%	
2	26	0.16%	
2	27	0.16%	
2	28	0.16%	
2	29	0.16%	
2	30	0.57%	2
2	31	0.57%	2
2	32	0.57%	2
Outlot B		7.67%	29
TOTAL BLOCK 2		**25.51%**	**90**

Whitey Plaza 2	Lot #	% CAM Fees	Parking Spots
2	1	0.57%	2
2	2	0.57%	2
TOTAL WHITNEY PLAZA :		**1.14%**	**4**

TOTAL WHITNEY PLAZA		**100.00%**	**366**