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FEES: $75.00 PK AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

FIRST AMENDMENT TO DECLARATION OF SUPPLEMENTAL COVENANTS FOR BRUNDAGE SQUARE

The undersigned does hereby make this First Amendment (herein the "Amendment") to the *Declaration of Supplemental Covenants For Brundage Square*, as recorded on January 21, 2022, as Document No. 2022-775892 in the Sheridan County Wyoming Clerk's office (herein the "Covenants") affecting the Residences described in the Covenants located in Whitney Plaza Planned Unit Development, Sheridan, Wyoming (the "PUD"), and the additional real property described herein, as follows:

Recital of Intent:

This Amendment to the Covenants is enacted and recorded as a supplement to the six initially-constructed residences, the two additional residences now-constructed, all in Brundage Square, and any other future residences that may be constructed in the Whitney Plaza PUD and that may join in the residential homeowners' association by mutual agreement.

NOW THEREFORE, for good and valuable consideration, Declarant hereby places the following covenants, restrictions and rights:

1. **PROPERTY PROTECTED BY THE COVENANTS.**
   a. **INITIAL RESIDENCES.** The Covenants were initially recorded to affect the six (6) newly-constructed townhouses and the lots upon which they were constructed, being addressed as 335, 345, 355, 365, 375 and 385 East Brundage, Sheridan, Wyoming, more particularly described as: Lots 23A, 23B, 24A, 24B, 25A, 25B, 26A and 26B, of the Replat of Lots 23-29, Block 2, Whitney Plaza Subdivision, City of Sheridan, Sheridan County, Wyoming as recorded on March 10, 2021, in Book W of Plats, on Page 81.

   In the Covenants, Declarant confirmed the intention was to add additional townhouses/lots to be benefitted and burdened by the Covenants as Phase 2 of Brundage Square, which shall include the following"

   b. **ADDITIONAL RESIDENCES.** Since the initial date of recording the Covenants, two (2) additional Townhouses have been constructed which are now addressed as 395 and 397 East Brundage, Sheridan, Wyoming, being more particularly described as Lots 26A and 26B in the Final Plat of Brundage Square Phase II, as recorded in Book B, Page 78 of Plats in the Sheridan County Clerk's office, and the undersigned add the same to be benefitted and burdened by the Covenants.

   c. **ADDITIONAL LOTS.** In addition to the above-described eight (8) townhouses, the undersigned adds seven (7) yet-to-be constructed upon additional lots to be burdened and benefitted by the Covenants, which have been commonly referred to as "Phase 2" of Brundage Square and which are more particularly described as Lots 1, 2, 3, 4, 5, 6 and 7 in the Final Plat of Brundage Square Phase II, as recorded on March 10, 2021, in Book W of Plats, on Page 81.

   All such additional Lots shall be subject to the Covenants and the architectural control approval of the Declarant and shall be: (i) not more than 2-stories and (ii) shall be of

substantially similar design and exterior materials as the already-constructed 8 Townhouses described above. The assessment set forth in the Covenants will be assessed after a Residence is constructed and occupied on a Lot.

[all of the above-described 8 townhouses, 7 Lots and any additional residence that may be made subject to the Covenants are sometimes referred to herein as the "Townhouses", the "Lots" and/or the "Residences" and part of the Brundage Square neighborhood].

Each Residence, Townhouse and Lot described in this First Amendment shall be fully subject to the Covenants hereafter, and each shall be owned separately and in fee simple, and only the common areas defined in the Covenants shall be used in common with other owners in Brundage Square. Each term and condition of the Covenants shall apply to each such Residence, Townhouse and Lot, shall be binding upon and run with the land.

Made effective January 9, 2023.

Precision Development Group, LLC, by:
Nicholas Bateson, Member

Royal Wolf Development, LLC, by:
Greg A. Von Krosigk, Member

Skymar LLC, by: Marta R. Ponder, Member

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this 10 day of January, 2023, the foregoing Declaration was acknowledged before me by Nicholas Bateson as member of Precision Development Group, LLC, Marta R. Ponder, as member/manager of Skymar, LLC, and Greg A. Von Krosigk, member of Royal Wolf Development, LLC, each of whom appeared before me and was personally known to me.

Susan Lanka
Notary Public

My Commission expires: 10-23-2023.

SUSAN LANKA - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires October 1, 2023

NO. 2023-783509 AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
GREG A VON KROSIGK PC PO BOX 602
SHERIDAN WY 82801