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FEES: $54.00 DO DECLARATION OF COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ADDENDUM TO
DECLARATION OF PROTECTIVE COVENANTS
OF
THE SUMMIT AT SPARROW HAWK

The following protective covenant was proposed at the April 26, 2022 annual meeting of the Summit at Sparrow Hawk Homeowners' Association – AND was formally adopted by 80% of the 46 lot owners after notice and opportunity to vote.

This protective covenant is in addition to the Declaration of Protective Covenants recorded August 18, 1995 in Book 375 at Page 168 (NO. 205623) at the office of the Sheridan County Clerk in Sheridan Wyoming. All provisions in said covenants remain in full force and effect.

Additionally, the Summit at Sparrow Hawk is subject to and protected by this covenant:

1. A. **SHORT TERM RENTALS OF LESS THAN 60 DAYS ARE PROHIBITED**

Other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than three cars.

(a) Short term rentals of less than 60 days are prohibited.

2. Architectural Control No building or other structure may be constructed, erected or placed on any lot until the plans showing the location of the building or structure have been approved by the Homeowner's Association, which shall function as the Architectural Control Committee as to quality of workmanship and materials, harmony of exterior design with existing structures and buildings, as to location with respect to topography and finished grade elevation as to compliance with the covenants contained herein. No fence or walls shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in paragraph 16.

3. Dwelling Costs, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than $90,000.00 (to be adjusted annually with CPI Jan. '95 base) excluding lot cost based upon cost levels prevailing on the date these covenants are recorded. It is the intention of the Declarant and of these covenants to assure that all dwellings shall be of a quality workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive on ne story open porches and garages shall not be less than 1,400 square feet for a one-story building, nor less than 1,200 square feet for a dwelling of more than one story.

4. Building Locations.

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back line shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five feet to the front lot line or nearer than twenty-five feet to any side street line.

(b) No building shall be located nearer than five feet to an interior lot line. No building shall be located on any interior lot nearer than twenty feet to the rear lot line.

(c) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building: provided, however, that this shall not be construed to permit any portion of the building on a lot to encroach upon another lot, subject to local building codes in effect at time of
construction.

5. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no

successors or assigns during the period of construction and sale of lots in the subdivision by Declarant.

(D) Invalidation of any one of these covenants by judgement or court order shall in no way effect the validity of any of the other provisions to these covenants, which shall remain in full force and effect.

Dated this 5th day of July, 2022.

DEBORAH SULLIVAN H.O.A. President

Deborah Sullivan

KATHLEEN J. KALASINSKY H.O.A. Secretary/Treasurer

Kathleen J. Kalasinsky

STATE OF WYOMING)

: ss.

County of Sheridan)

The foregoing Addendum to Declaration of Protective Covenants was subscribed, sworn and acknowledged before me by Deborah Sullivan this 5th day of July, 2022.

WITNESS my hand and official seal.

Notary Public

My Commission expires: Oct 22, 2022

ANDREW EATON - NOTARY PUBLIC
County of Sheridan
State of Wyoming
My Commission Expires October 22, 2022