

**FIRST AMENDMENT
TO
Bylaws of Outlaw Garages Condominiums Association**

Amendment to Bylaws of Outlaw Garages Condominiums Association made on date appearing below:

WHEREAS:

1. On October 10, 2008, Declaration of Outlaw Garages Condominiums was recorded at Book 500, Page 415, instrument no. 623698 in the office of the County Clerk and ex-officio Registrar of Deeds for Sheridan County, Wyoming by J2, Inc. ("Developer/Grantor"), and
2. On October 10, 2008 Developer/Grantor made and recorded the Bylaws of Outlaw Garages Condominiums Association ("Association"), at Book 500, Page 422, instrument no. 623699 in the office of the County Clerk and ex-officio Registrar of Deeds for Sheridan County, Wyoming, and
3. Said Bylaws of the Association at Article I D states, inter alia, "Provided that until $\frac{2}{3}$ or 66 $\frac{2}{3}$ % of the lands set out in the declaration shall be developed and sold, all functions, authority, responsibility and accounting shall be reserved to the Developer/Grantor..." and
4. Less than $\frac{2}{3}$ or 66 $\frac{2}{3}$ % of the lands set out in the declaration have been developed and sold:

WHEREFORE, pursuant to reserved authority Developer/Grantor amends the Bylaws of Outlaw Garages Condominiums Association as follows.

- A. Article V of the Bylaws of Outlaw Garages Condominiums Association is deleted in its entirety.
- B. The following is inserted as the new and current Article V of the Bylaws of the Outlaw Garages Condominiums Association:

ARTICLE V. RESTRICTIONS

- A. Prohibited Uses. No unit in the condominium shall be used for other than individual garage purposes. It is the explicit purpose of the Condominium that it shall be used and maintained as a first-class garage facility for the mutual benefit of each of the Owners. Any activity which creates waste, uncleanness, continuous excess noise, unacceptable risks and/or public intrusion, such as manufacturing, assembly, repair activities, noxious activities and storage of hazardous, toxic or noxious substances are prohibited; provided that the Board of Directors, upon written application by an Owner, may allow limited deviation upon terms and

conditions that will preserve and protect the interests of all unit Owners. Provided, however, the following uses are strictly prohibited and no deviations allowed:

- (i) **Retail or Wholesale Outlet.** Individual units may be used for purposes related to retail or wholesale business provided no Owner or tenant may permit potential customers of such goods or services to enter the boundaries of the Condominium for such purpose. Notwithstanding the foregoing, nothing herein shall prohibit the owner of an item of personal property held for personal use, such as a boat, automobile, truck, recreational vehicle or other personal vehicle from showing such item for sale while in storage in a Unit on a casual basis only.
- (ii) **Noxious Activity.** No Owner or tenant may utilized his Unit so as to cause an unacceptable level of noise, vibration, odor, garbage or other waste, the precise levels of which shall be determined by the Board.
- (iii) **Residential Use.** No owner or tenant may utilize his Unit, or permit another to use such Unit, for residential purposes.
- (iv) **Vehicle Parking.** Parking of any motor vehicle at any location within the Condominium, outside of the boundaries of a Unit or in a designated parking space, is subject to the absolute Limitation that no such motor vehicle shall obstruct in any fashion the free passage of vehicles and/or pedestrians to and from every other Unit. Unit owners, and their tenants and guests, may park their motor vehicles within their respective Units at any time without limitation. Any motor vehicle parked at any location within the Condominium other than inside a Unit shall be operable and attended. **No unattended vehicle shall be parked anywhere within the Condominium. Unattended vehicles will be towed at owner expense.**
- (v) **Outside Storage.** Unit owners may not store any item of any kind outside a Unit.
- (vi) **Signs.** No sign of any kind shall be displayed from the exterior of any Unit or from the Common Areas without the consent of the Board, pursuant to the rules and regulations adopted thereby.

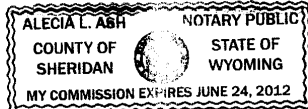
The grantor has executed this declaration this 3 day of Nov., 2009.

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By: *Dave Sorensen*
Dave Sorensen, President, J2, Lnc.
Developer/Grantor

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)



On this 3rd day of November, 2009, before me personally appeared David Sorensen, to me personally known, who, being by me duly sworn did say that he is the President, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said David Sorensen acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.

Alecia L. Ash
Notary Public

My Commissions Expires: June 24, 2012

CONSENT:

Wells Fargo Bank

By: *[Signature]*
Its: VICE-PRESIDENT

Mortgagee

STATE OF WYOMING)
)ss.
County of Wyoming)

This instrument was acknowledged before me on the 2 day of November, 2009, by Stephen Casher as the Vice-President of Wells Fargo Bank.

Witness my hand and official seal.

Renae K. Morris
Notary Public

My Commissions Expires: Nov 14, 2013

