2020-755210 1/14/2020 4:32 PM PAGE: 1 OF 3
FEES: $18.00 DO DECLARATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

FIRST AMENDMENT TO DECLARATION *OF THE BURTON FLATS CONDOMINIUMS*

This First Amendment to Declaration of the Burton Flats Condominiums is made and entered into this 7th day of JANUARY, 2019, by **JFL Land Company, a Wyoming limited liability company** (hereinafter referred to as the "Declarant").

Recitals

A. Declarant is the owner of more than Seventy-Five Percent (75%) of the Units, which are more particularly described as follows:

Units A, C, D, E, F, G and H and Garage Units A, C, D, E, F, G and H located at 1300 Burton Street, Sheridan, Wyoming and Units A through G and Garage Units A through G located at 1290 Burton Street, Sheridan, Wyoming.

B. Declarant executed and recorded the Declaration of the Burton Flats Condominiums covering the above-described lands on February 26, 2019 in Drawer No. 1, Plate No. 28, Instrument No. 2019-748355 in the Office of the Sheridan County Clerk, Sheridan County, Wyoming (referred to herein as the "Declarations").

C. In the Declarations, it provides that the Declaration shall not be amended without the prior written approval of not less than Seventy-Five Percent (75%) of the Units and of the Declarant, or its assignee, to such amendment by recorded instruments. Therefore, Declarant has the right to amend the Declarations.

D. Declarant desires to amend the Declarations to clarify that each Unit owner is responsible for the maintenance and repair of the mechanical units for each Unit, which include the hot water heater, gas fuel force air furnace and any related electrical and drainage related to the furnace, even though the these mechanical units are not located in the Units themselves, but instead located within the General Common Areas.

Now, therefore, pursuant to the rights set forth in the Declarations, Declarant hereby amends the Declaration of Covenants as follows:

1. Notwithstanding anything to the contrary in the Declaration of Covenants, all mechanical units, which include the hot water heater,

gas fuel force air furnace and any related electrical and drainage related to the furnace shall be considered part of the Units themselves and not part of the General Common area for purposes of defining who is responsible for maintenance and repair of the mechanical units.

2. The Unit owners shall be responsible for any maintenance, repair or replacement of any mechanical units that pertain to that particular Unit.

In Witness Whereof, the Declarant has executed this First Amendment to the Declaration of the Burton Flats Condominiums on the 7th day of JANUARY, 2020.

JFL Land Company, LLC:

Jim Bede, Member and Manager

Lynnet Bede, Member and Manager

STATE OF WYOMIING)

)ss

COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Jim Bede and Lynnet Bede, Members and Managers of JFL Land Company, LLC, on this 7th day of January, 2020.

Witness my hand and official seal.

K BOSHARD
Wyoming
Notary Public, County of Sheridan
My Commission Expires
October 7, 2023

Notary Public

My Commission expires: _____

CONSENT OF LENDER

Security State Bank, Mortgagee pursuant to mortgage recorded on June 28, 2019, Bk 1005, Pg 564 in the office of the Sheridan County Clerk, hereby consents to the foregoing Declaration of the Burton Flats Condominiums.

Dated this 7th day of January, 2020.

Security State Bank

By: Patrick Schilling

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Patrick Schilling, this 7th day of January, 2020.

Witness my hand and official seal.

Notary Public

My Commission expires: 5-2-20

EMILY A. WARDELL - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES MAY 2, 2020