**2024-791295** 4/10/2024 10:09 AM PAGE: 1 OF 2
FEES: $77.00 PK AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# *SECOND AMENDMENT TO*
# *DECLARATION OF SUPPLEMENTAL COVENANTS FOR BRUNDAGE SQUARE*

The undersigned does hereby make this Second Amendment (herein the "Amendment") to the *Declaration of Supplemental Covenants For Brundage Square*, as recorded on January 21, 2022, as Document No. 2022-775892, as amended by that First Amendment recorded as Document No. 2023-783509, 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 first eight (8) townhouses in Brundage Square, to add the next four (4) townhouses, three (3) lots and any other future residences that may be constructed in the Brundage Square neighborhood of Whitney Plaza PUD and that may join in the residential homeowners' association.

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

1. **PROPERTY PROTECTED BY THE COVENANTS.**

   a. **CURRENT RESIDENCES.** The Covenants, as amended, affect the eight (8) newly-constructed townhouses and the lots upon which they were constructed, being addressed as 335, 345, 355, 365, 375, 385, 395 and 397 East Brundage, Sheridan, Wyoming, more particularly described as: Lots 23A, 23B, 24A, 24B, 25A, 25B, 26Aand 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.

   b. **ADDITIONAL RESIDENCES.** 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 hereafter shall include the following newly-constructed townhouses: 350, 360, 370 and 380 Park Lane, as more particularly described as Lots 4, 5, 6, and 7, of the Final Plat of Brundage Square Phase II, as recorded in Book B of Plats, on Page 78.

   c. **ADDITIONAL LOTS.** In addition to the above-described twelve (12) existing townhouses, three (3) yet-to-be constructed upon additional lots are part of the Association and will be burdened and benefitted by the Covenants after construction is completed thereon, as are more particularly described as Lots 1, 2 and 3, of the Final Plat of Brundage Square Phase II, as recorded in Book B of Plats, on Page 78. The owners of these lots shall be members of the Association (and pay dues after construction pursuant to the Covenants). These additional Lots shall be subject to the Covenants and the architectural control approval of the Declarant and shall be: (i) not taller than 2-stories and (ii) shall be similar design and exterior materials as the already-constructed 12 townhouses described above.

d. All of the above-described 12 townhouses, 3 lots and any additional residence that may be made subject to the Covenants are sometimes referred to as the "Townhouses", the "Lots" and/or the "Residences" and part of the Brundage Square neighborhood].

**Each Residence, Townhouse and Lot described in this *Second 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.**

Precision Development Group, LLC, Dated: April 5, 2024
Royal Wolf Development, LLC, and
Brundage Square Homeowners' Association, by:
Greg A. Von Krosigk, as authorized representative

STATE OF WYOMING )
) ss.
COUNTY OF SHERIDAN )

On this 8th day of April, 2024, the foregoing Declaration was acknowledged before me by Greg A. Von Krosigk who appeared before me and was personally known to me.

Barbara A. Mitchell
Notary Public

My Commission expires: April 7, 2025

BARBARA A. MITCHELL - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires April 7, 2025

**NO. 2024-791295 AMENDED COVENANTS**
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801