RECORDED JUNE 28, 1996 BK 380 PG 385 NO 230692 RONALD L. DAILEY, COUNTY CLERK

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR BEAVER FLATS SUBDIVISION SHERIDAN COUNTY, WYOMING

THIS AMENDMENT OF DECLARATION OF PROTECTIVE COVENANTS FOR BEAVER FLATS SUBDIVISION, SHERIDAN COUNTY, WYOMING, amends those covenants recorded June 21, 1977 in Bk. 222, Pg. 516 Instrument No. 711932.

WHEREAS, Paragraph 12(b) provides that once eighty percent (80%) of the original lots have been sold, the covenants may be amended or altered.

WHEREAS, more than eighty percent (80%) of the owners, as evidenced by their acknowledged signatures below, desire to amend such Declaration of Protective Covenants as follows:

Replace paragraphs (4) (a), (6) (a) (c), (8) (c) (f), (11), as follows:

(4)

MOBILE HOMES

(a) A mobile home is defined as a living unit manufactured with an integral towing device or wheels. If the unit is manufactured with an integral towing device or wheels, it does not lose its status as a mobile home by the removal of the device or the wheels. Mobile homes shall not be used as a permanent residence for longer than one (1) year in this Subdivision. Only the Landowner may live in the trailer during the construction period. This covenant shall not prevent the parking and temporary, occasional use of a camping trailer in the Subdivision as long as the trailer is not used as a residence for longer than one (1) year.

(6)

5.

APPROVAL OF BUILDING PLAN

- (a) Residences, buildings, or other structures must be approved by Declarants or their successor in interest as to the quality of workmanship and materials. Residences can be no more than two stories in height. The Declarants or their successor in interest shall either approve or disapprove in writing, such plans and specifications. The Declarants or their successors in interest shall either approve or disapprove, in writing, within 45 days after the plans and specifications have been submitted. If the plans shall be rejected because of noncompliance with the covenants and restrictions, the reasons therefore, shall be stated. The person submitting the plans shall have a right to make application to the Declarants or the successor in interest for review of its decision and may request a variance from the restrictions.
- (c) Construction shall be completed within one (1) year (365 days) from commencement of construction. Construction shall be defined as the start or beginning of living on the property and/or excavation.

(8)

RESTRICTED USES

- (c) The use of any portion of BEAVER FLATS SUBDIVISION as dumping ground for rubbish, trash, garbage and other waste is prohibited. Trash, garbage and other waste shall not be allowed to accumulate and shall be kept in sanitary containers. Equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. There shall be no external burning of household trash.
- (f) Excavation for stone, gravel or earth on any lot is prohibited. Excavation for construction purposes is permitted, but only after construction has commenced and during the construction period.

(11)

The Board of Directors is the Architectural Control Committee and must be resident owners of tracts in the Subdivision. The Board of Directors will consist of 5 resident landowners. They will be elected at the Annual Meeting for a 3 year term.

All other provisions of the Declaration of Protective Covenants for the Beaver Flats Subdivision, as set forth in the Declaration previously filed not in conflict with the provision hereinabove set forth, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto set their hands to this First Amendment to Declaration of Protective Covenants for Beaver Flats Subdivision.

Date: <u>May 19 1996</u>	By: Denkorkel 4 Jeanne Konhel 33 + 36 Owner/s of Lot
STATE OF WYOMING) COUNTY OF Merida)	
The foregoing instrument was a	cknowledged before me this 19 day of May,
WITNESS my hand and Official	Sulvan Abdaron
му Commissor Edires <u>— 8 -17-9</u>	Notary Public 0
SHERION	2

Date: 5/19/96	BEAVER FLATS SUBDIVISION By: Kari Sutton Str. Q Owner/s of Lot
STATE OF WYOMING) ss COUNTY OF SHERIDAN) The foregoing instrument was ac 1999 by Sour States.	knowledged before me this 19 day of Way,
MITNESS my hand and Officia NOTAR My Edinassion expires: 8-17-95 County Date: 5/17/96	Sara Hagon Notary Public
STATE OF WYOMING)ss COUNTY OF SHERINAL) The foregoing instrument was ac 1990 by AGAA RATARIAN STATE WHITE COUNTY COUNTY STATE OF WYOMING SS COUNTY SS COUNTY COUNTY	cknowledged before me this 19th and of MAY,

	BEAVER FLATS SUBDIVISION
Date: <u>5= / 9-96</u>	By John A Titchens
	Owner/s of Lot
STATE OF WYOMING)	
COUNTY OR HELICIAN)ss	
The foregoing instrument was	acknowledged before me this 192 day of Why,
WITNESS my hand and Office	Notary Public Abdgron
My Commission expires: 8-17-9	9
COUNT	BEAVER FLATS SUBDIVISION
Date: 5/9-96	By: Thank I hundre
	Owner/s of Lot #
	725
STATE OF WYOMING) SSENTE OF WYOMING) SSENTE OF WYOMING) SSENTE OF WYOMING)	1
COUNTY OF SHEADON) 6 The foregoing instrument was	acknowledged before me this 19th day of Way.
San	V
RA HODGINESS my hand and Offi	
OTAR A PARTIES OF A PUBLIC My Comin Sion expires: 8-17-9	Notary Public 0
litter	

Date: <u>5-19-96</u>	BEAVER FLATS SUBDIVISION By: 43 Owner/s of Lot
STATE OF WYOMING) COUNTY OF MONTAN)	
The foregoing instrument was ac	cknowledged before me this 19th day of May,
WITNESS my hand and Official NATION OF THE STATE OF THE	Notary Public Hotom
STATE OF WYOMING) COUNTY OF Alexadar)	
RATION	knowledged before me this 19th day of Man,
WITHESS my hand and Official OTAR PUBLI My Commission expires: 8-17-99	Scal. Solvera Hagyer Notary Public

	BEAVER FLATS SUBDIVISION
Date: May 19, 1996	By: Wavn H Man
1 / /	Owner/s of Lot #1/0
STATE OF WYOMING)	
15 (100 (N))	with www.
The foregoing instrument was at	cknowledged before me this 19th day of May.
WITNESS my hand and Officia	al Seal.
6811A110068	Southern Hodgern Notary Public
My Continuission expires: 8-17-	
PUBLIC	BEAVER FLATS SUBDIVISION
Date: 5/19/96	By: Margaret for Sollwan
Date: 0////	Kallety Sull
	Owner/s of Lot
	·
STATE OF WYOMING)	s
COUNTY OF STEPHEND)	d before me this /9 day of May
The foregoing instrument was	acknowledged before me this 19th day of May,
writes s my hand and Off	icial Seal.
NOTARY	Notary Public
PUBLIC STATE OF COMMISSION EXPIRES: 8-17-0	
County Commission expires:	
All the state of t	

Date: 5-18.96	BEAVER FLATS SUBDIVISION By: Les
STATE OF WYOMING)	
COUNTY OF STOLLAR)ss	•
The foregoing instrument was	acknowledged before me this 19th day of Way
WITNESS my hand and Office	ial Seal.
RAMODA	Notary Public
My Commission expires: 8-17-99	7
.,,,,	BEAVER FLATS SUBDIVISION
Date: 5-19.94	By: Delina & System Kick Slychus # H Owner/s of Lot
STATE OF WYOMING	
COUNTY OF SHERIDAN)ss	
lo The foregoing instrument was act	cnowledged before me this 19th day of May,
WITNESS my hand and Official	Seal.
······································	Soular Hagas
My Commission expires: 8-17-99	Notary Public

	BEAVER FLATS SUBDIVISION
Date: 5-20-96	By Joyn G. Manning
	#26
	Owner/s of Lot
STATE OF WYOMING)	
COUNTY OF Stevelan)ss	
The foregoing instrument was act	knowledged before me this 20 day of hay
	0
WITNESS my hand and Official	Seal.
ANA HODGSOG	Notary Public Holgron
OTARY	Notary Public U
My Commission xpires: 8 17-99	
	BEAVER FLATS SUBDIVISION
100000	Buy Mano a Florand
Date: May 19, 1996	7
	- Hais Howard
	Owner/s of Lot #34
STATE OF WYOMING)	•
COUNTY OF Mardon)	
L The foregoing instrument was ac	knowledged before me this 19th day of my
1998 by Jady Son Abuse	Downed
NOTICES my hand and Officia	l Seal.
	Proposa Ardono
COTARY	Notary Public
Wy Commission expires: 8-11-99	
W. count	

Date: 19- MAY-96	By: T. J. Fare
,	Jaye Jan Owner & Jof Lot #30
STATE OF WYOMING) COUNTY OF Steridae)	
to The foregoing instrument was ac 1998 by J. J. Farry Char	knowledged before me this 192 day of May,
WITNESS my hand and Official OTARY OTARY W Collimissida expires: 8-17-99	Seal. Sarbara Hodgon Notary Public
Date: May 20, 991	BEAVER FLATS SUBDIVISION By: Thomas C. Ouman Owner/s of Lot
STATE OF WYOMING)ss COUNTY OF Meridan) 4 The foregoing instrument was acl 1998 by himan Cource	knowledged before me this 20 day of May,
WITNESS my hand and Official (AOTAR) Wy Gentus stor expires: 8-11-99	

Date: <u>5631/96</u>	BEAVER/FLATS SUBDIVISION By: May a Valda Owner/s of Lot #37
	acknowledged before me this widay of May,
WITNESS my hand and Offine Mo Ethinismon expires: 8-17-9	Notary Public
d and f))ss) was acknowledged before me this and day of May, was acknowledged before me this and day of May, of May
MITNESS my hand and with the state of the st	Notary Public

Date: 15-91-94	By: Jeel Hudrussian Owner/s of Lot #14
STATE OF WYOMING COUNTY OF Shoudan The foregoing instrument was one	roomledeed to see the 24 to 50
1998 by Jose Nendrickon	knowledged before me this 31 day of May
WITNESS my hand and Official HODESO	Notary Public
Count	BEAVER FLATS SUBDIVISION
Date: 6-5-96	By: Jack Roach Servaine Road Owner's of Lot #20
STATE OF WYOMING) COUNTY OF ALLIAN)	
4 The foregoing instrument was acknowledged by South	nowledged, before me this 5 kday of,
WITNESS my hand and Official S RARODE O OTARY My Commission expires: 8-17-99 PUBLISHIP	Sarbara Aragan) Notary Public

	BEAVER FLATS SUBDIVISION
Date: 6-6-96_	By: William S. Rugh Owner/s of Lot #42, 43, + 44
STATE OF WYOMING SS COUNTY OF Shareday Let foregoing instrument was a 1997 by LOTARY PUBLIC OTARY PUBLIC OTARY Date: 6-7-96	Notary Public
PUBLOS my hand and Off	s acknowledged before me this The day of June, a Unique Saum ficial Seal. Notary Public
My Confliction expires: 8-17	- 99

	BEAVER FLATS SUBDIVISION
Date: 6-21-96	By: Robert of Klindock
	Owner/sof Lot #3+4
STATE OF WYOMING)	
COUNTY OF Aleridan))ss	
The foregoing instrument was a 1998 by	cknowledged before me this day of the control of th
WITNESS my hand and Officia	al Seal.
AN HODOS HILL	Notary Public
My Continuesión expires: 8-17-0	29
PU31.16	BEAVER FLATS SUBDIVISION
COUNTY	BEAVER FLATS SUBDIVISION
Date: 4/19/96	By: Shalf Whiley
•	Owper/s of Lot #35
STATE OF WYOMING)	
COUNTY OF Sheridan)ss	
ANTico foregoing instrument was ac	knowledged before me this 194 ay of June,
PUBLICATION MANN AND AND OFFICIAL	Seal.
Count	Notary Public
My Commission expires: 8-17-99	

Date: 6/24/96	BEAVER FLATS SUBDIVISION By: Jog & Hodepury Owner/s of Lot
STATE OF WYOMING) COUNTY OF SHERICAN)	
199 by Donce Hooses	knowledged before me this 24th day of 100 km, Alling,
WITNESS my hand and Official	Notary Public P(6,9VIQ)
My Commission expires: 12.6-90	
Date: 6/24/96	BEAVER FLATS SUBDIVISION By: Day L. Horgan
:	Owner/s of Lot:
STATE OF WYOMING) ss COUNTY OF SHARIOAN)	
The foregoing instrument was at 199% by Oodle Hongson 1	cknowledged before me this 244 day of _brk, GARBARA HOOGSON
WITNESS my hand and Official My Commission expires: 12-6-9	Notary Public

Date: 6/25/90	BEAVER FLATS SUBDIVISION By: Vickie Rupp
	Owner/s of Lot
STATE OF WYOMING	#3/
COUNTY OF SHERIDAN)ss	•
4 The foregoing instrument was a 199% by Linki Supo	cknowledged before me this 25 day of June.
WITNESS my hand and Officia	al Seal
CUBLIS _	Notary Public
My Commission expires: 8-17-99	<u> </u>
	777
,	BEAVER FLATS SUBDIVISION
Date: 6/25/96	BEAVER FLATS SUBDIVISION By:
Date: <u>6/25/96</u>	BEAVER FLATS SUBDIVISION By: Sanda Second Owner/s of Lot #39 132
Date: 6/25/96 STATE OF WYOMING	By: Bechand Men
,	By: Bechand Men
STATE OF WYOMING)ss COUNTY OF SHEELD) The foregoing instrument was ack	By: Sandra James Owner/s of Lot #29 +32
STATE OF WYOMING)ss COUNTY OF SHEETER) The foregoing instrument was ack 1999 by Suchara C Feeter	Owner/s of Lot #39 +32 nowledged before me this tray of the common and various parties.
STATE OF WYOMING)ss COUNTY OF SHEET OF SS The foregoing instrument was ack 1999 by Suchana Poor Son State of State o	Owner/s of Lot #39 +32 nowledged before me this tray of true on and Andre Jacker Seal. Sandara Arrana
STATE OF WYOMING)ss COUNTY OF SHEEDAN The foregoing instrument was ack 1999 by Suchman Plans A 1100 WITNESS my hand and Official South A 1100 WITNESS my hand A 110	Owner/s of Lot #39 +32 nowledged before me this tray of the common and various parties.

(8)

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The Board of Directors is the Architectural Control Committee and must be resident owners of tracts in the Subdivision. The Board of Directors will consist of 5 resident landowners. They will be elected at the Annual Meeting for a 3 year term.

All other provisions of the Declaration of Protective Covenants for the Beaver Flats Subdivision, as set forth in the Declaration previously filed not in conflict with the provision hereinabove set forth, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto set their hands to this First Amendment to Declaration of Protective Covenants for Beaver Flats Subdivision.

Date: <u>5/31/94</u>	Michael Bango Owner/s of Lot #5+6
STATE OF WYOMING. COUNTY OF DUGIAS [990 The foregoing instrument of 1995 by))ss) was acknowledged before me this 31 day of May,
WITNESS my hand and	Official Seal. Notary Public Notary Public
My Commission expires: MY COM	BRENDA L. BAKER NOTARY PUBLIC STATE OF COLORADO

RESTRICTED USES

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Date: <u>5-23-96</u>	By: Robert S. Phil	Upa, Gerry L.
	No. 1	
	Owner/s of Lot	
Coloralo STATE OF WYOMING COUNTY OF Jefferson The foregoing instrument &))ss) vas acknowledged before me this 33	day of may
WITNESS my hand and O	fficial Seal. Otally Notary Public	an Clark
My Commission expires: <u>サー</u> ク	1-97	Jill a n

(8)

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Date: 5-22-96	By: Samil / fall #20 Owner/s of Lot
STATE OF WYOMING)ss COUNTY OF Trouden) The foregoing instrument was ack	mowledged before me this 22 day of May,
WITNESS my hand and Official My Commission expires: 8-17-9	Rotary Public Hodgon