

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**

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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)

**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.

**BEAVER FLATS SUBDIVISION**

Date: May 19 1996

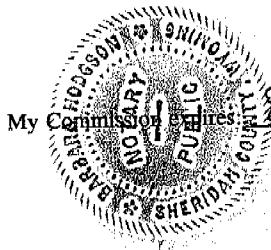
By: Don Korkel & Jeanne Korkel

33 + 36  
Owner/s of Lot

STATE OF WYOMING           )  
  )ss  
COUNTY OF Shoshone    )

The foregoing instrument was acknowledged before me this 19 day of MAY, 1996 by Don Korkel & Jeanne Korkel

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission Expires: 8-17-99

Date: 5/19/96

BEAVER FLATS SUBDIVISION

By: Keri Sutton Chris Sutton

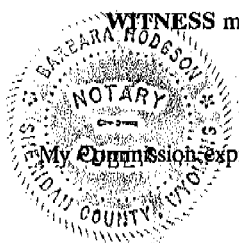
9  
Owner/s of Lot

STATE OF WYOMING )

COUNTY OF SHERIDAN )  
SS

6 The foregoing instrument was acknowledged before me this 19 day of MAY,  
1996 by Keri Sutton + Chris Sutton

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 5/19/96

By: Peter Barnes

Peter Barnes  
Owner/s of Lot

#11

STATE OF WYOMING )

COUNTY OF SHERIDAN )  
SS

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MAY,  
1996 by Terry Barnes + Peter Barnes

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

## BEAVER FLATS SUBDIVISION

Date: 5-19-96By: John H. Fitchers

#12

Owner/s of Lot

STATE OF WYOMING )

COUNTY OF PERIDAN )ss

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May,  
 1996 by John H. Fitchers

WITNESS my hand and Official Seal.



Barbara Hodgson  
 Notary Public

My Commission expires: 8-17-99

## BEAVER FLATS SUBDIVISION

Date: 5-19-96By: David A. Schulte

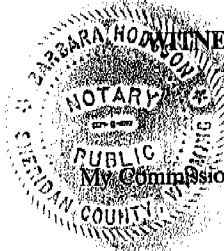
David A. Schulte  
 Owner/s of Lot #25

STATE OF WYOMING )

COUNTY OF SNEAD )ss

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May,  
 1996 by Linda G. Schulte & Timothy N. Schulte

WITNESS my hand and Official Seal.



Barbara Hodgson  
 Notary Public

My Commission expires: 8-17-99

Date: 5-19-96

BEAVER FLATS SUBDIVISION

By: James B Price + Marilyn L Price

# 13

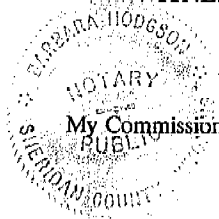
Owner/s of Lot

STATE OF WYOMING )

COUNTY OF Sheridan )ss

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 1996 by James B Price + Marilyn L Price

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

Date: 5/19/96

BEAVER FLATS SUBDIVISION

By: Robin J Wacker

Greg Wacker  
Owner/s of Lot # 15

STATE OF WYOMING )

COUNTY OF Sheridan )ss

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 1996 by Robin J Wacker and Greg Wacker

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

## BEAVER FLATS SUBDIVISION

Date: May 19, 1996By: Javis M. SwanOwner/s of Lot # 16

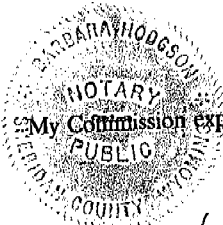
STATE OF WYOMING

COUNTY OF SHERIDAN

)ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 1996 by Javis M. Swan + Jane Swan

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

## BEAVER FLATS SUBDIVISION

Date: 5/19/96By: Margaret B. Sullivan

#8  
Owner/s of Lot

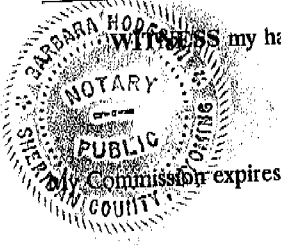
STATE OF WYOMING

COUNTY OF SHERIDAN

)ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 1996 by Margaret B. Sullivan  
and Robert J. Sullivan

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

Date: 5-19-96

BEAVER FLATS-SUBDIVISION

By: Tina Beale

Tina Beale LOT #19  
Owner/s of Lot

STATE OF WYOMING

COUNTY OF Sheridan )  
 )ss

to The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May,  
1996 by Jim Beale & Tina Beale

WITNESS my hand and Official Seal.



My Commission expires: 8-17-99

Barbara Hodgeson  
Notary Public

Date: 5-19-96

BEAVER FLATS SUBDIVISION

By: Delia & Rick Stephens  
#24  
Owner/s of Lot

STATE OF WYOMING

COUNTY OF SHERIDAN )  
 )ss

to The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May,  
1996 by Delia & Rick Stephens

WITNESS my hand and Official Seal.



My Commission expires: 8-17-99

Barbara Hodgeson  
Notary Public

## BEAVER FLATS SUBDIVISION

Date: 5-20-96By: [Signature]  
#28  
Owner/s of Lot

STATE OF WYOMING

COUNTY OF  Sheridan  )  
 ) ssThe foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May,  
1996 by Spencer A. Manning

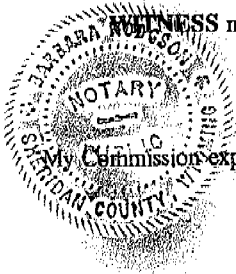
WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary PublicMy Commission expires: 8-17-99

## BEAVER FLATS SUBDIVISION

Date: May 19, 1996By: [Signature]  
[Signature]  
Owner/s of Lot #34

STATE OF WYOMING

COUNTY OF  Sheridan  )  
 ) ssThe foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May,  
1996 by Leslie Jean Howard  
 & Leslie Howard

WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary PublicMy Commission expires: 8-17-99



BEAVER FLATS SUBDIVISION

Date: 19-MAY-96

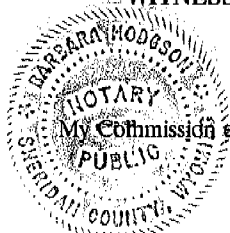
By: T. J. Farr

Faye Farr  
Owner/s of Lot # 30

STATE OF WYOMING )  
COUNTY OF Sheridan )ss

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 1996 by T. J. Farr and Faye Farr

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: May 20, 1996

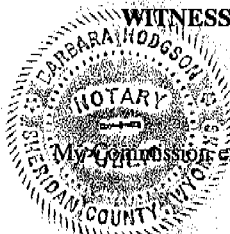
By: Thomas C. Duncan

#10 Shale J. Duncan  
Owner/s of Lot

STATE OF WYOMING )  
COUNTY OF Sheridan )ss

6 The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 1996 by Thomas C. Duncan & Shale J. Duncan

WITNESS my hand and Official Seal.



Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

## BEAVER FLATS SUBDIVISION

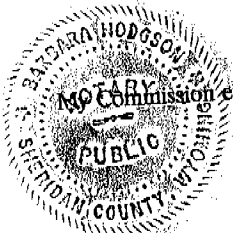
Date: 5/21/96By: Mary A. ValdezDouglas L. Valdez  
Owner/s of Lot #37

STATE OF WYOMING )

COUNTY OF Sheridan ) ss

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 1996 by Mary A. Valdez & Douglas L. Valdez

WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary PublicMy Commission expires: 8-17-99Date: 5-22-96

## BEAVER FLATS SUBDIVISION

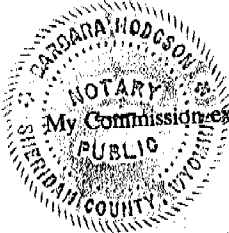
By: Mary L. SansAndrew L. Sans  
Owner/s of Lot #7+8

STATE OF WYOMING )

COUNTY OF Sheridan ) ss

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of May, 1996 by Mary L. Sans & Andrew L. Sans

WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary PublicMy Commission expires: 8-17-99

Date: 5-31-96

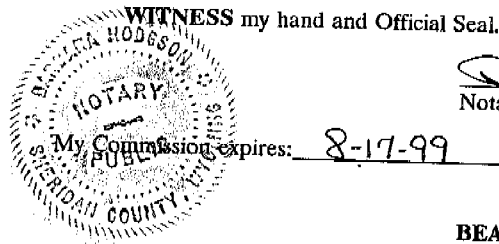
BEAVER FLATS SUBDIVISION

By: Joel Hendrickson

Owner/s of Lot # 14

STATE OF WYOMING )  
COUNTY OF Sheridan )ss

6 The foregoing instrument was acknowledged before me this 31 day of May, 1996 by Joel Hendrickson and Ann Hendrickson



Barbara Hodgson  
Notary Public

Date: 6-5-96

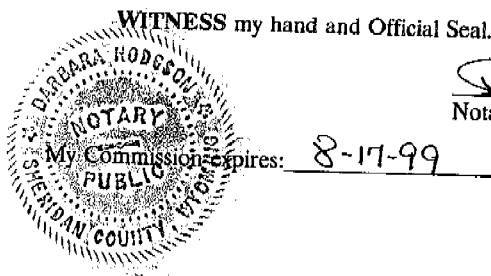
BEAVER FLATS SUBDIVISION

By: Jack Rood

Lorraine Rood  
Owner/s of Lot # 20

STATE OF WYOMING )  
COUNTY OF Sheridan )ss

6 The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 1996 by Jack Rood & Lorraine Rood



Barbara Hodgson  
Notary Public

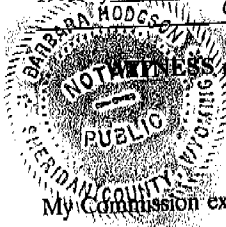
## BEAVER FLATS SUBDIVISION

Date: 6-6-96By: William E. PughPamela S. Pugh  
Owner/s of Lot #42, 43, + 44STATE OF WYOMING )  
COUNTY OF Sheridan )ssI, The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June,  
1996 by William E. Pugh and Pamela S. Pugh

WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary PublicMy Commission expires: 8-17-99

## BEAVER FLATS SUBDIVISION

Date: 6-7-96By: Jeff C. BaumVirginia C. Baum  
Owner/s of Lot #23STATE OF WYOMING )  
COUNTY OF Sheridan )ssI, The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June,  
1996 by Jeff Baum & Virginia Baum

WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary PublicMy Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 6-21-96

By: Robert F. Klinkosh

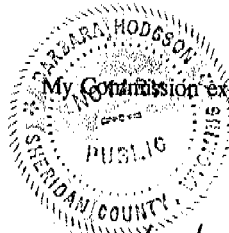
Kristina M. Klinkosh  
Owner/s of Lot  
#3+4

STATE OF WYOMING )

COUNTY OF Sheridan ) ss

6 The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 1996 by Robert F. Klinkosh + Kristina M. Klinkosh

WITNESS my hand and Official Seal.



Date: 6/19/96

Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

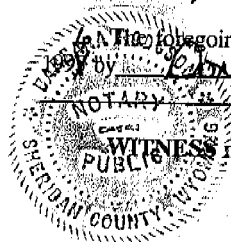
By: Donald Wilcox

Judy Wilcox  
Owner/s of Lot  
#35

STATE OF WYOMING )

COUNTY OF Sheridan ) ss

6 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 1996 by Donald Wilcox + Judy Wilcox



WITNESS my hand and Official Seal.

Barbara Hodgson  
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 6/24/96

By: Doyle Hodgson

#26

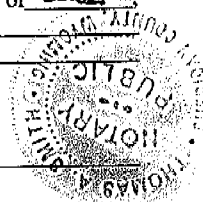
Owner/s of Lot

STATE OF WYOMING )  
COUNTY OF SHERIDAN )ss

The foregoing instrument was acknowledged before me this 24th day of June, 1996 by Doyle Hodgson

WITNESS my hand and Official Seal.

Thomas A. Smith  
Notary Public



My Commission expires: 12-6-96

BEAVER FLATS SUBDIVISION

Date: 6/24/96

By: Doyle Hodgson

Barbara Hodgson

Owner/s of Lot

#27

STATE OF WYOMING )  
COUNTY OF SHERIDAN )ss

The foregoing instrument was acknowledged before me this 24th day of June, 1996 by DOYLE HODGSON & BARBARA HODGSON

WITNESS my hand and Official Seal.

Thomas A. Smith  
Notary Public



My Commission expires: 12-6-96

BEAVER FLATS SUBDIVISION

Date: 6/25/96

By: Vickie Rupp

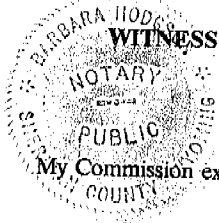
Glenn Rupp  
Owner/s of Lot

#31

STATE OF WYOMING )

COUNTY OF SHERIDAN )ss

6 The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 1996 by Vickie Rupp + Glenn Rupp



WITNESS my hand and Official Seal.

Barbara Hodges  
Notary Public

My Commission expires: 8-17-99

BEAVER FLATS SUBDIVISION

Date: 6/25/96

By: Richard E. Pearson

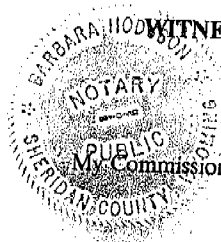
Sandra J. Pearson  
Owner/s of Lot

#29 + 32

STATE OF WYOMING )

COUNTY OF SHERIDAN )ss

6 The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 1996 by Richard E. Pearson and Sandra J. Pearson



WITNESS my hand and Official Seal.

Barbara Hodges  
Notary Public

My Commission expires: 8-17-99

(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.

**BEAVER FLATS SUBDIVISION**

Date: 5/31/96

By: \_\_\_\_\_

Michael D. Banner  
Owner/s of Lot #5+6

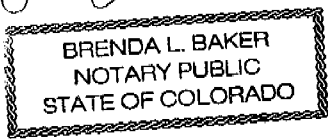
STATE OF COLORADO )  
WYOMING )ss  
COUNTY OF Douglas )

1996 The foregoing instrument was acknowledged before me this 31 day of May,  
1995 by \_\_\_\_\_

WITNESS my hand and Official Seal.

Brenda L. Baker  
Notary Public

My Commission expires: MY COMMISSION EXPIRES 3/6/2000





(8)

**RESTRICTED USES**

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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.

**BEAVER FLATS SUBDIVISION**

Date: 5-23-96

By: Robert L. Phillips, Harry L. Phillips

No. 1  
Owner/s of Lot

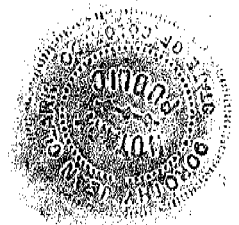
STATE OF Colorado )  
WYOMING )  
COUNTY OF Jefferson )

6 The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May 1996 by Robert L. Phillips

WITNESS my hand and Official Seal.

Jean Black  
Notary Public

My Commission expires: 4-7-97



(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.

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(11)

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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.

**BEAVER FLATS SUBDIVISION**

Date: 5-22-96

By: *Daniel G. Johnson*  
#26  
Owner/s of Lot

STATE OF WYOMING )  
 )ss  
COUNTY OF Theriot )

The foregoing instrument was acknowledged before me this 22 day of May, 1996 by Daniel G. Johnson

WITNESS my hand and Official Seal.

*Barbara Hagan*  
Notary Public



My Commission expires: 8-17-99