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FEES: $15.00 PK AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

First Amendment to Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8

This First Amendment to Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8 is made and entered into this 28th day of October, 2019, by **John E. Rice & Sons, Inc.**, d/b/a Wrench Ranch (hereinafter referred to as the "Declarant").

Recitals

A. Declarant is the owner of certain real property in Sheridan, Wyoming, which is more particularly described as Eisele Turf Estates Subdivision, Tracts 1-8, as more particularly described as follows:

Tracts 1-8, Eisele Turf Estates, a subdivision in Sheridan County, Wyoming, filed October 9, 2018, Drawer E of Plats, Page 25.

B. Declarant executed and recorded the Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8 covering the above-described lands on May 9, 2019 in Book 580, Page 491 in the Office of the Sheridan County Clerk, Sheridan County, Wyoming (referred to herein as the "Declaration of Covenants").

C. In the Declaration of Covenants, Declarant retained the right to unilaterally amend the Declaration of Covenants at any time prior to the sale of 80% of the total Tracts within Eisele Turf Estates. Declarant has not sold 80% of the total Tracts within the Eisele Turf Estates and, therefore, has the right to amend the Declaration of Covenants.

D. Declarant desires to amend the Declaration of Covenants to allow the owner (and future owners) of Tract 2 of the Eisele Turf Estates Subdivision to preserve and maintain the historic nature and use of the existing buildings and improvements situated on said tract.

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

1. Notwithstanding anything to the contrary in the Declaration of Covenants, all existing buildings and improvements situated on Tract 2 of the Eisele Turf Estates Subdivision as of the date of this First Amendment: (a) shall be deemed to be in compliance with Article 1 – Use and other Restrictions of the Declaration of Covenants; (b) may be kept and maintained consistent with the historic nature of said improvements and buildings; and (c) may be repaired and/or replaced as may be necessary provided such improvements and buildings remain the same or substantially the same as the existing buildings and improvements as determined by the HOA.

2. All new buildings and other improvements constructed on Tract 2 of the Eisele Turf Estates Subdivision after the date of this First Amendment shall comply with all terms and provisions of the Declaration of Covenants.

3. Notwithstanding anything to the contrary in the Declaration of Covenants, the owner of Tract 2 of the Eisele Turf Estates Subdivision may keep up to a maximum of five (5) horses on said tract at any one time.

In Witness Whereof, the Declarant has executed this First Amendment to Declaration of Covenants, Conditions and Restrictions of Eisele Turf Estate Subdivision Tracts 1-8 on the 22nd day of October, 2019.

John E. Rice & Sons, Inc.

By: James Dellis

Title: V.P.

STATE OF Wyoming)
: ss.
COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 22nd day of October, 2019, by James Dellis, V.P. of John E. Rice & Sons, Inc.

WITNESS my hand and official seal.

Michele Trujillo - Notary Public
County of Sheridan State of Wyoming
My Commission Expires March 12, 2020

Michele Trujillo
Notary Public
My commission expires: March 12, 2020