

FIRST

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OF TEEPE SUMMER HOMES

* * * * *

THIS AMENDMENT made this 22 day of March, 1979
by TEEPE CREEK DEVELOPMENT COMPANY, of Sheridan, Wyoming,
who is the owner of all the lots in the Teepe Summer Homes,
hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant previously filed a Declaration
of Protective Covenants dated January 25, 1979 for record in
the Office of the County Clerk and Recorder of Sheridan
County, Wyoming in Book 237 at Page 518 on the 2nd day of
February, 1979, and

WHEREAS, the owner and Declarant desires that cer-
tain portions of said Declaration be amended as hereinafter
provided,

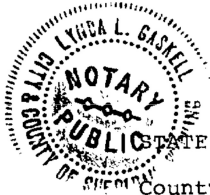
NOW, THEREFORE, Declarant hereby declares that the
Declaration of Protective Covenants dated January 25, 1979
are hereby amended to add the following paragraphs:
Paragraph (36) shall read as follows:

(36) Common Areas. The roads, "these lands for
use of lot owners" and other areas dedicated on
the plat to the lot owners are hereby designated
"common areas". Each lot owner shall have a non-
exclusive right to use and enjoy the common
areas, consistent with the right of use and en-
joyment of other lot owners. Such use and occu-
pancy of the common areas shall be subject to and
governed by the rules and regulations of the
Architectural Control Committee and/or the Home-
owners Association. No lot owner shall obstruct,
damage or commit waste to any of the common areas,
nor shall they change, alter, repair or store
anything in or on any of the common areas without
the prior written consent of the Architectural
Control Committee. The common areas shall not be
subdivided, and no lot owner may bring an action
for partition of the common areas. The Architect-
tural Control Committee or Homeowners Association
shall prorate all tax assessments and costs for
repair and maintenance of the common areas between
the lot owners. Notice and enforcement shall be
pursuant to Paragraph 32 of the Covenants and in
addition the Committee or Association shall have a
lien in the amount of the proportionate share of
such taxes or assessments which shall attach to
the delinquent owner's lot and may be foreclosed
as provided by the laws of the State of Wyoming.

Paragraph (37) shall read as follows:

(37) The terms "Homeowners Association" and "Architectural Control Committee" are used interchangeably in these Covenants and all powers and authorities granted herein may be exercised by either as the lot owners may from time to time determine.

TEPEE SUMMER HOMES



By

By

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing Amendment to Protective Covenants was acknowledged before me this 22nd day of March, 1979 by WALTER J. PILCH and JACK E. PELISSIER.

Witness my hand and official seal.

Lydia L. Gaskell
Notary Public

My commission expires:

May 23, 1979