

AMENDMENT TO
THE DECLARATION OF COVENANTS AND
THE DEVELOPMENT AND BUILDING STANDARDS OF

PATIO HOMES AT WOODLAND PARK

This Amendment relates to that DECLARATION OF PROTECTIVE COVENANTS, FOR THE PATIO HOMES AT WOODLAND PARK, recorded in the Sheridan County Clerk's office on January 30, 2012, in Book 531 at Page 545 (herein "Covenants") for the purpose of amending, revising and updating the Covenants, as set forth hereafter.

Pursuant to the express terms of the Covenants, the Covenants may be amended upon an affirmative vote of at least seventy five percent (75%) of Lot owners (ie., 27 of the 36 homes/lots). The lot owners of The Patio Homes at Woodland Park convened a vote to amend the Covenants, and the requisite number of lot owners, in excess of 75%, have voted to amend, revise and clarify the Covenants as set forth herein.

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned amend the Covenants as follows:

1. Covenants, Section 4.02.k. [Powers and Duties (of the Board)] is hereby deleted and replaced in its entirety with the following:

 k) To procure the services of an outside accounting firm to review the common maintenance fund every five years.
2. Covenants, Section 6.04. [Casualty and Insurance] is hereby deleted and replaced in its entirety with the following:

In the event the property, or any part thereof or any of the residential units therein, shall be damaged or destroyed by fire, other casualty or any other cause or even whatsoever, the owners of the property so damaged or destroyed shall cause it to be repaired, restored or rebuilt, as the case may be, as rapidly as reasonably possible to the condition in which such property was immediately prior to such damage or destruction subject only to the right of the Association. Each residential owner shall maintain in force at all times insurance covering the residential unit owned by that owner, consisting of or providing all the protection afforded by at least the insurance now generally described as fire, extended coverage, additional extended coverage, vandalism and malicious mischief to one hundred percent (100%) of the full insurance value thereof with loss payable on the basis of the cost of replacement without deduction for depreciation. Each residential owner shall also maintain in force such insurance protecting the Association from loss, damage, express or liability resulting directly or indirectly from any act or omission of such residential owner or any employer, agent, representative, guest or invitee of such residential owner as the Association shall by rule or regulation require from time to time, provided however, that no such rule or regulation shall require the obtaining of any insurance of any type not then issued by responsible insurance companies regularly doing business in the state of Wyoming.

The homeowner will be responsible for all exterior maintenance, and tree and shrub planting and trimming will be the homeowner's responsibility. The Association will be responsible for lawn maintenance, snow removal, and sprinklers.

3. Covenants, Section 7.01 [Maintenance and Repair of Dwelling Exteriors.] is hereby deleted and replaced in its entirety with the following:

All exterior maintenance and repair of the dwellings shall be the responsibility of the homeowner.

The undersigned swear and affirm that the foregoing Amendment was properly approved by not less than 75% of the lot owners subject to the Covenants and the foregoing Amendment are hereby properly authorized, as affirmed by the undersigned signatures.

Lee H. Moench
Lee H. Moench, President

Dave Coleman
Dave Coleman, Vice President
Linda Moench
Linda Moench, Secretary

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

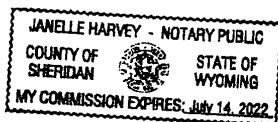
The above and foregoing AMENDMENT TO DECLARATION OF COVENANTS was acknowledged before me by Lee H. Moench, Dave Coleman and Linda Moench on this 11th day of February, 2020.


WITNESS my hand and official seal.

My Commission expires:

July 14, 2022

Janelle Harvey
Notary Public




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

NO. 2020-755846 AMENDED COVENANTS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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