

## AFFIDAVIT - SPRING CANYON SUBDIVISION, SHERIDAN, WYOMING

Comes now Steven E. Hilko, of lawful age, and first being duly sworn according to law, deposes and states as follows:

1. That he is the duly elected Chairman of the Architectural Control Committee of the Spring Canyon Subdivision Homeowners Association, Sheridan County, Wyoming.
2. That, at the 2022 Annual Meeting of the lot owners of the Spring Canyon Subdivision Homeowners Association held at the Big Horn Women's Club, 314 S. 2nd Street, Big Horn, Wyoming, pursuant to written notice to all lot owners in accordance with the Association By-Laws, on May 15, 2022, said Association voted to send an official ballot, together with a copy of the properly proposed covenant changes, to all lot owners, to vote for or against each specific proposed covenant change, said ballots to be sent out on or before May 25, 2022, and returned to Steven E. Hilko by June 30, 2022.
3. That said, ballots were properly received by Steven E. Hilko on or before June 30, 2022, and that the Architectural Control Committee on said June 30, 2022, counted such returned ballots and determined that the ballots revealed that the required eighty percent (80%) of the lot owners had voted to amend Article 9, Article 12, and Article 41 of the Protective Covenants of said Spring Canyon Subdivision, which Protective Covenants were filed for record in the office of the County Clerk of Sheridan County, Wyoming, on December 20, 1978, in Book 236, page 586, of deeds records, as follows:

### Location of Water Wells and Waste Water Disposal Systems

Article 9. Water wells and waste water disposal systems shall be no closer together than one hundred (100) feet. Water lines and sewer lines shall not pass under or through a foundation wall closer than twenty (20) feet from each other. Wells and waste water disposal systems shall be located at least one hundred (100) feet from all property lines. Water wells may be drilled in setback areas, waste water systems shall be located at least one hundred (100) feet from all property lines.

Proposed change:

Article 9. Water wells and waste water disposal systems shall be no closer together than one hundred (100) feet. Water lines and sewer lines shall not pass under or through a foundation wall closer than twenty (20) feet from each other. Wells and waste water disposal systems shall be located at least fifty (50) feet from all property lines. Water wells may be drilled in setback areas, waste water systems shall be located at least fifty (50) feet from all property lines.

### Waste Water Disposal Systems

Article 12. All sewer systems must be approved by the undersigned owners, the architectural committee or its successors, prior to construction and must comply with Public Health Standards. All sewer systems shall be placed a minimum of one hundred (100) feet from any property line. All sewer system construction must be inspected and approved by the undersigned owners or its successor in interest prior to covering. At any time that a central sewer system should become available to the Spring Canyon Subdivision area, all tract owners in the subdivision will be required to convert and subscribe to that service.

Proposed change:

Article 12. All sewer systems must be approved by the undersigned owners, the architectural committee or its successors, prior to construction and must comply with Public Health Standards. All sewer systems shall be placed a minimum of fifty (50) feet from any property line. All sewer system construction must be inspected and approved by the undersigned owners or its successor in interest prior to covering. At any time that a central sewer system should become available to the Spring Canyon Subdivision area, all tract owners in the subdivision will be required to convert and subscribe to that service.



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## Modification and Amendment

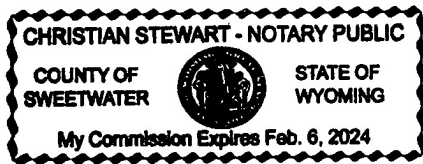
Article 41. Once ninety percent (90%) of the original lots in this subdivision have been sold, these restrictions and covenants, except the covenants concerning domestic water and waste water disposal systems may be amended or altered at any time upon approval of the owner or owners of eighty percent (80%) of the lots in Spring Canyon Subdivision.

Proposed change:

Article 41. Once ninety percent (90%) of the original lots in this subdivision have been sold, these restrictions and covenants, (delete -- ~~except the covenants concerning domestic water and waste water disposal systems.~~) may be amended or altered at any time upon approval of the owner or owners of eighty percent (80%) of the lots in Spring Canyon Subdivision.


4. That, with the filing of this amendment, the Protective Covenants shall be amended with all original covenants to remain in full force and effect and shall constitute notice to all persons.

Further affiant sayeth not.



  
Steven E. Hilko  
Chairman, Architectural Control Committee  
Spring Canyon Subdivision Homeowners Association  
PO Box 446  
Big Horn, WY 82833

Subscribed and sworn to before me this 8-1-22 <sup>AUG 1st</sup> day of July, 2022.

  
Notary Public



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FEES: \$17.00 PK AFFIDAVIT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2022-780729 AFFIDAVIT - LEGAL**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CAROL HILKO 179 CREEK CIRCLE  
SHERIDAN WY 82801