

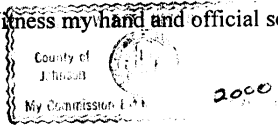
Attest:

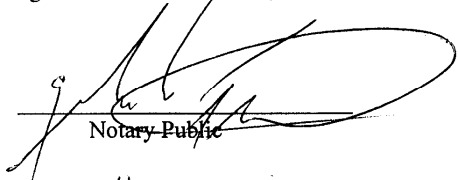

Secretary

STATE OF WYOMING)
) ss.
County of Johnson)

Subscribed and sworn to before me this 19 day of OCT., 1998 by
Philip R. Dyess, the President of Wyoming Woodworks of Buffalo, Inc.

Witness my hand and official seal.




Notary Public

My Commission Expires:

EAGLE SUMMIT ADDITION, PHASE I
BUFFALO, JOHNSON COUNTY, WYOMING

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

046321

STATE OF WYOMING } ss
COUNTY OF JOHNSON }

This instrument was Filed for record
on 11-21-2005 at 4:30 PM and was
duly recorded in book 80A-60 page
207-213 Fee \$ 26.00

By [Signature] Register of Deed
455 Deputy

WHEREAS, Wyoming Woodworks of Buffalo, Inc., a Wyoming corporation, previously recorded a Declaration of Protective Covenants, for the Eagle Summit Addition, Phase I, in the Office of the County Clerk, Johnson County, Wyoming as Document No. 093803 on July 12, 2001 in Book 86A-52, Page 513-521;

WHEREAS, paragraph 2.3 of said Covenants provides that the terms and provisions of these Covenants can be changed, modified, or abrogated in whole or in part, at any time, by a written declaration signed by the owners of a majority of the lots and filed with the Johnson County Clerk, and that any such modification shall require the approval of the City of Buffalo, Wyoming;

WHEREAS, the Architectural Control Committee prepared a proposal to the owners of lots in Phase I of the Eagle Summit Addition, Buffalo, Johnson County, Wyoming, which proposal contained three motions for approval of the lot owners. The three motions are set forth on **Exhibit "A"** attached hereto. Attached to the three motion proposal was a Covenant Amendment Voting Sheet where lot owners could vote for or against each of the three motions. There are 39 lots in Phase I. Of the 39 lots, 33 lot owners by their signature or other reliable means of approval voted to approve the motions and amend the Covenants (see the voting sheet at **Exhibit "A"**). The three motion proposal and the Covenant Amendment Voting Sheet, attached hereto as **Exhibit "A"**, constitute the "written declaration" referred to in paragraph 2.3 of the recorded Covenants;

WHEREAS said vote constitutes a majority of the lot owners, and the Architectural Control Committee is thereby, pursuant to paragraph 2.3 of the recorded Covenants, vested with the authority to amend the Covenants pursuant to and in a form consistent with the proposal attached as **Exhibit "A"**.

NOW, THEREFORE, pursuant to the authority granted by a majority vote of the lot owners, the Declaration of Protective Covenants of Phase I of the Eagle Summit Addition are hereby

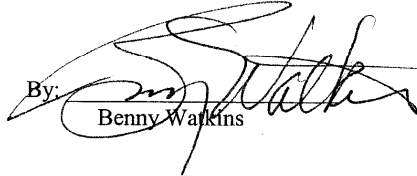
amended to add paragraphs 1.14, 1.15, and paragraph 2.3 is amended, as follows:

- 1.14 Lots 1, 2, 14, and 15 of Block 1, and Lots 1, 2, 3, 4, 9, 10, 13 and 14 of Block 5 of the Eagle Summit Addition, Buffalo, Johnson County, Wyoming, are hereby removed, released and exempt from the Declaration of Protective Covenants, Phase I in the Office of the County Clerk, Johnson County, Wyoming as Document No. 093803 on July 12, 2001 in Book 86A-52, Page 513-521, said lots to be included in other covenants to be drafted and recorded by Wyoming Woodworks of Buffalo, Inc., or its successors, agents or assigns.
- 1.15 Lot owners may lease or rent their lot and improvements to responsible parties, subject to these Covenants. However, a lease of a lot and improvements shall NOT relieve the lot owner landlord from his/her/its/their responsibilities and obligations under these Covenants, he/she/it/they shall remain bound thereby. Further, lot owners who lease their property to a third party shall be responsible for their lessee's non-compliance with the Covenants and any laws or ordinances. If, after notice of non-compliance by the ACC Committee to the lot owner landlord, a tenant or lessee of a lot owner landlord continues to violates these Covenants or any laws or ordinances, the ACC Committee or organized home owners association may require the lot owner landlord to terminate its lease and remove the renter/lessee from the lot.
- 2.3 Modification. The terms and provisions of these covenants can be changed, modified, or abrogated in whole or in part, at any time by a written declaration signed by the owners of a majority of the lots and filed for record with the Johnson County Clerk. City approval is not required.

DATED this 21 of November, 2005.

Eagle Summit Addition, Phase I,
Buffalo, Johnson County, Wyoming,
Architectural Control Committee:

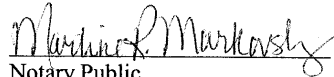
By: 
Philip R. Dyess

By: 
Benny Watkins

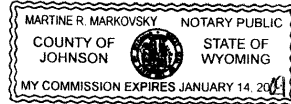
STATE OF WYOMING)
) ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Philip R. Dyess and Benny Watkins on this 21 day of November, 2005.

Witness my hand and official seal.


Notary Public

My commission expires:





Eagle Summit Phase 1 Residents

Reference: Amendments to Covenants

Dear Residents and Neighbors;

The Architectural Control Committee would like your approval to modifying the protective covenants for Phase 1 dated 1997 in order to correct some lots that are in phase 1 and the Eagle View Patio Home protective covenants. We would also like to move the lots on the lower part of the subdivision and place them in to the more restrictive Eagle View Patio Homes phase 2 or Eagle Summit phase 3 covenants. A new plat of the lower section down the hill is being recorded to straighten lot lines to make patio home lots. In this process we will actually lose one building site. But in this process all of the lot numbers will change which has required this action. We will consider this motion one.

Motion one;

To remove lots 1,2, 14, 15 of block one and lots 1, 2, 3, 4, 9, 10, 13, 14 of block five from the Phase 1 protective covenants dated 1997. Lots 9, 9 a, 10, 10 a, 13, 13 a, 14, 14 a are already included in the Eagle Summit and declaration of covenants and rules of governance, Eagle View Patio Homes Phase 1, Lots 2 - 15 and lots 2 a - 15 a of block one and lots 1, 2,3,4,7, of block five will be transferred into the more restrictive Covenants of Eagle View Patio Homes Phase 2 or Eagle Summit Phase 3 protective covenants.

Motion two;

In this motion what we would like you to consider has to do with rentals. We are having more requests for building rental based properties. We would like to add an article to all Eagle Summit Covenants. If a renter and or landlord fail to act on a request by the ACC committee, Homeowners Association or lot owner or its assignee in a breach of the protective covenants or city regulations the ACC committee, Homeowners Association or lot owner or its assignee would have the right to require the landlord to remove the renter.

Motion three

As requested by the City of Buffalo, they have requested that the city be removed from the Eagle Summit protective covenants. The city Council and city Attorney request that the residence vote to remove the provision from the covenants. The city will not act in covenant issues.

Thanks for your time,
ACC Committee

Covenant Amendment Voting Sheet
Sheet 1

Block	Lot	Motion	Motion One	Motion Two	Sign
1	1	yes ³	y ✓ n	y ✓ n	
1	2	yes	y ✓ n	y ✓ n	
1	14	yes	y ✓ n	y ✓ n	
1	15	yes	y ✓ n	y ✓ n	
1	16	yes	y ✓ n	y ✓ n	mail
1	17	yes	y ✓ n	y ✓ n	via email F. Michele F. Elmston
1	18		y ✓ n	y ✓ n	
1	19	yes	y ✓ n	y ✓ n	John Buechler
1	20	yes	y ✓ n	y ✓ n	John Buechler
1	21	YES	y ✓ n	y ✓ n	
1	22		y ✓ n	y ✓ n	Marian F. Pettefeld
1	23	yes	y ✓ n	y ✓ n	
1	24	yes	y ✓ n	y ✓ n	Bill Nelson
1	25	yes	y ✓ n	y ✓ n	via Email Adams
1	26	yes	y ✓ n	y ✓ n	Via Email Adams
1	27	yes	y n	y n	Debbie Gibson
1	28	yes	y ✓ n	y ✓ n	
1	29	yes	y ✓ n	y ✓ n	John G. Ryan
2	1	yes	y ✓ n	y ✓ n	
2	2		y n	y n	mail
2	3	yes	y ✓ n	y ✓ n	
2	4	yes	y ✓ n	y ✓ n	Nicole M. Ellis
2	5		y ✓ n	y ✓ n	Janet Fieball
2	6		y n	y n	
2	7	yes	y ✓ n	y ✓ n	Wason Engle
2	8		y n	y n	
5	1	yes	y ✓ n	y ✓ n	

Covenant Amendment Voting Sheet

Sheet 2

	3	1	2	
5 2	yes	y ✓ n	y ✓ n	
5 3	yes	y ✓ n	y ✓ n	
5 4	yes	y ✓ n	y ✓ n	
5 7	yes	y ✓ n	y ✓ n	
5 9		y n	y n	
5 10		y ✓ n	y ✓ n	Frank Barnett
5 13		y n	y n	
5 14	yes	y ✓ n	y ✓ n	
4 1	yes	y ✓ n	y n	Donahue
4 2	yes	y ✓ n	y n	Chapman
4 3	yes	y ✓ n	y ✓ n	Huber
2 - 16	yes	y ✓ n	y n	R. B. Kyle
City of Buffalo	yes	y ✓ n	y ✓ n	Barrett Mayor of Buffalo

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