

PROPOSED AMENDMENTS TO
DECLARATION OF
RESTRICTIONS, CONDITIONS, AND PROTECTIVE COVENANTS
FOR
4 STAR SUBDIVISION

PURSUANT to the Protective Covenants delivered to the landowners of the 4 Star Subdivision, a subdivision of Lot 45, T. 52 N., R. 102 W., Resurvey, Park County, Wyoming, said Covenants are amended and adjusted as follows:

SECTION 1 - LAND USE

Section 1 PP B: Structures to be permitted on any one residential lot or re-subdivided lot shall be limited to a single family dwelling with either attached or detached garage and a maximum of two (2) appropriate outbuildings as allowable under these Covenants and approved by the Architectural Control Committee.

Section 1 PP C: Delete Paragraph C.

SECTION 2 - BUILDING TYPE

Section 2 PP A: All construction shall have the approval of the Architectural Control Committee. No mobile homes, mobile homes which have been converted to permanent structures, or prefabricated modular units will be allowed in the 4 Star Subdivision. Existing mobile homes must have had the exterior disguised so as not to resemble trailers in the judgment of the Architectural Control Committee.

All construction in the Subdivision shall be new and no building shall be moved from another location onto any lot in the Subdivision.

Section 2 PP B: All construction commenced shall be pursued with reasonable diligence and the exterior shall be completed in less than three hundred sixty-five (365) days. No uncompleted structure shall be used as a residence.

Section 2 PP C: No building or dwelling shall be located on any residential lot nearer than forty (40) feet from the front lot line, and no nearer than twenty-five (25) feet from any side lot line or back lot line. Eaves, steps, and open porches shall not be considered part of the building or structure; provided however, that they shall not be constructed to permit any portion of a building or structure on a lot to encroach on another lot.

Section 2 PP D: No building, structure or dwelling to be used for residential purposes shall be permitted on any lot unless the ground floor area of the main structure, exclusive of porches, patios, decks, and garages shall contain less than the minimum square footage to be measured and determined by the outside dimensions.

Ground floor of living area = 1,000 square feet.

Section 2 PP E: No outbuildings or livestock enclosures, such as corrals, shall be located nearer than six (6) feet from any lot line, and any such structure shall be of a type that will not be offensive or that may devalue the property within the Subdivision.

SECTION 4 - IRRIGATION EASEMENTS

Section 4 New Subsection PP E: No fences or other structure shall be placed to hinder the cleaning and maintenance of any drainage or irrigation ditch within the Subdivision irrigation system.

SECTION 9 - ARCHITECTURAL CONTROL COMMITTEE - COMPOSITION

Section 9 PP A: The Architectural Control Committee shall be composed of three (3) individuals who are Owners of property in the 4 Star Subdivision. The initial membership of the Architectural Control Committee shall be Gerald E. Schneider, Michalein P. Schneider, and the remaining member shall be one (1) Lot Owner within the Subdivision who shall be elected by the majority of the Lot Owners on a one lot, one vote basis. After fifty (50) percent of the lots located in the 4 Star Subdivision have been sold, all three (3) members of the Architectural Control Committee shall be elected by a majority of the Lot Owners on a one lot, one vote basis. Each member of the Architectural Control Committee shall be elected for a term of three (3) years, which election shall take place on or before the second Tuesday of January.

Section 9 PP D: An alternate shall be elected for the purpose of having three (3) members decide any question in the event of the necessary absence of any Committee member. This alternate shall also fill any absence on the Committee, in the event of death or resignation, as provided for in Paragraph C.

SECTION 10 - DURATION AND AMENDMENT

Section 10 PP A: These Covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date these Covenants are recorded, after which time, said Covenants shall be automatically extended for periods of ten (10) years, unless an instrument, signed by the majority of Lot Owners, on a one lot, one vote basis, have been recorded agreeing to change said Covenants in whole or in part.

Section 10 PP B: These Covenants can be amended prior to the time stated herein above by a written instrument, duly recorded, and signed by a majority of the Lot Owners, on a one lot, one vote basis, and presented at a legally organized meeting.

Section 10 PP C: A legally organized meeting shall be publicly advertised for three (3) consecutive publishings.

Section 10 PP D: Proposed amendments will be available from any member of the Architectural Control Committee to any or all Lot Owners as of the

date of the first public notice.

Section 10 PP E: Lot Owners who are unable to attend the public meeting may submit a vote to be counted, by signed proxy or absentee ballot, prior to the meeting date. Absentee ballots or proxies can be obtained from any member of the Architectural Control Committee.

Section 10 PP E: The Architectural Control Committee may modify, change and/or alter the restrictions and covenants by obtaining the written consent of the Lot Owners, (in accordance with all terms of Section 9), beneath the changes which shall be recorded, along with these documents, in the office of the County Clerk and Records.

SECTION 12 - DUES AND ASSESSMENTS

Section 12 PP A: Each Resident or Lot Owner shall be assessed an annual fee of ten dollars (\$10.00), payable by March 15, to cover expenses incurred by the Architectural Control Committee for the exercising of the above Covenants. Surplus funds shall be deposited into an escrow account.

Section 12 PP B: There shall be elected by a majority of the Lot Owners, on a one lot, one vote basis, a Treasurer whose term shall run concurrent with the Architectural Control Committee.

Section 12 PP C: Any drafts or warrants on the escrow account shall be signed by the Treasurer and at least one (1) member of the Architectural Control Committee.

Section 12 PP D: Any additional expenses, in excess of annual dues, shall be approved by the Architectural Control Committee, and a majority of Lot Owners. These additional expenses shall be collected from Lot Owners on a percentage of acreage owned in the Subdivision.

NOTE: Section 12 PP D is to be further discussed by the Architectural Control Committee before presentation to Lot Owners.

All other provisions and requirements of said Subdivision dated May 13, 1977, as amended are hereby confirmed and approved.

S 1/2 25, E 1/2 24

BOOK 121 PAGE 141

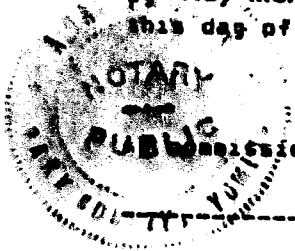
OWNERS OF LOT S 1/2 25, E 1/2 24

Ray Mentock

STATE OF WYOMING)

County of Park)

The foregoing instrument was acknowledged before me
by Ray Mentock this day of October 23, 1985, owners of Lot S 1/2 25, E 1/2 24



Judith A. Royer
notary public

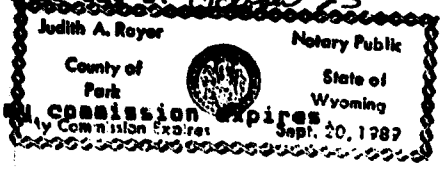
OWNERS OF LOT 12 South

Mary R. Braten

STATE OF WYOMING)

County of Park)

The foregoing instrument was acknowledged before me
by Mary R. Braten this day of October 23, 1985, owners of Lot 12 South



Judith A. Royer
notary public

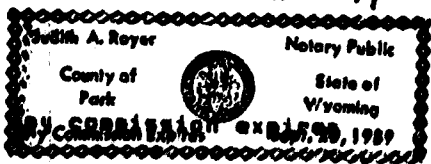
OWNERS OF LOT S 1/2 25, E 1/2 24

Alicia G. Mentock

STATE OF WYOMING)

County of Park)

The foregoing instrument was acknowledged before me
by Alicia G. Mentock this day of November 14, 1985, owners of Lot S 1/2 25, E 1/2 24



Judith A. Royer
notary public

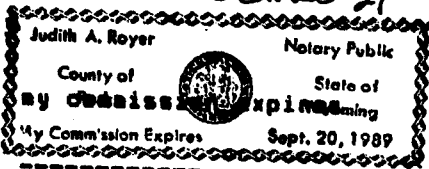
OWNERS OF LOT 5/2 of Lot 2

Paul D. Mabe

Sharon Lee Mabe

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me by Paul D. Mabe and Sharon Lee Mabe, owners of Lot 5/2 of Lot 2 this day of October 21, 1985.



Judith A. Royer
notary public

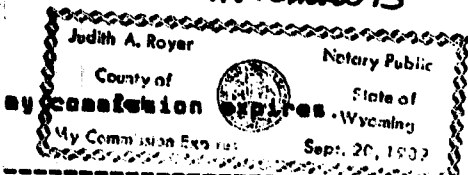
OWNERS OF LOT 7

Stephen Olenick

Karen C. Olenick

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me by Stephen Olenick and Karen C. Olenick, owners of Lot 7 this day of November 13, 1985.



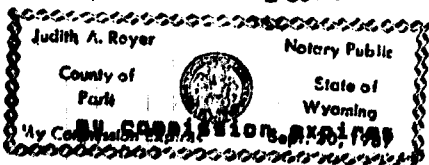
Judith A. Royer
notary public

OWNERS OF LOT 17

Judith A. Steward

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me by Judith A. Steward, owners of Lot 17 this day of October 23, 1985.



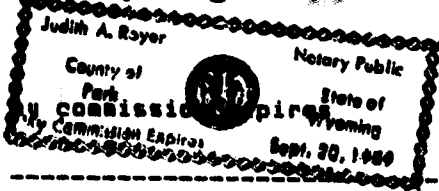
Judith A. Royer
notary public

BOOK 121 PAGE 143

OWNERS OF LOT 11 SOUTH
Wallace J. Reynolds
Glenda R. Reynolds

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Wallace J. and Glenda R. Reynolds, owners of Lot 11 South
this day of October 16, 1985.

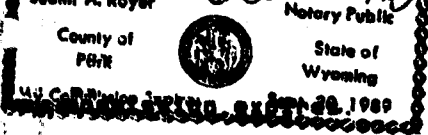


Judith A. Royer
notary public

OWNERS OF LOT 8
Dick & Joyce
Joyce C. Lyons

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Donald Lyons and Joyce C. Lyons, owners of Lot 8
this day of October, 1985.

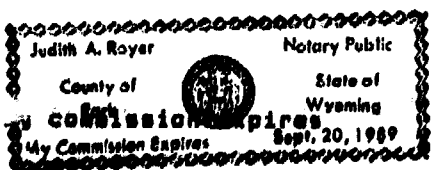


Judith A. Royer
notary public

OWNERS OF LOT 23A
Joby A. Jordan
Les A. Jordan

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Joby A. Jordan and Les A. Jordan, owners of Lot 23A
this day of November 5, 1985.



Judith A. Royer
notary public

OWNERS OF LOT

DeAnn Morgan Barnett Bailey
DeAnn Bailey

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *DeAnn Morgan Barnett Bailey*, owners of Lot 1
this day of *October 29*, 1985.



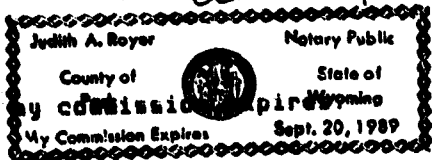
Judith A. Royer
notary public

OWNERS OF LOT

Richard Bailey

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *Richard Bailey*, owners of Lot 1
this day of *October 29*, 1985.



Judith A. Royer
notary public

OWNERS OF LOT

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by _____, owners of Lot _____
this day of _____, 1985.

notary public

My commission expires

OWNERS OF LOT 4 S

Lenna F. Zickforn
Richard A. Zickforn

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *Lenna F. Zickforn and Richard A. Zickforn* owners of Lot 4 S.
this day of *October 16*, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 25-A

Michael A. Susano
Connie S. Susano

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *Michael A. Susano and Connie S. Susano* owners of Lot 25A
this day of *October 16*, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 5 South

William Russell Knudson
Jeanne M. Knudson

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *William Russell Knudson and Jeanne M. Knudson* owners of Lot 5 South
this day of *October 16*, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT N/2 21
John Olin
Carolyn Olin

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by John Olin and Carolyn Olin, owners of Lot N/2 21
this day of October 16, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 4
G.H. Farley

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by G.H. Farley, owners of Lot 4
this day of October 16, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT E/2-26
Kevin Lundvall

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Kevin Lundvall, owners of Lot E/2-26
this day of October 22, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 9

David Wessbeck
Susan Greisbeck

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me
by *David Wessbeck and Susan Greisbeck*, owners of Lot 9
this day of *October 16*, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 521

Jerry A. Stone
Beth Stone

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me
by *Jerry A. Stone and Beth Stone*, owners of Lot 521
this day of *October 16*, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 14 AB (WEST)

Paul E. Austin
John E. Austin Jr.

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me
by *Paul E. Austin and John E. Austin Jr.*, owners of Lot 14 AB (WEST)
this day of *October 16*, 1985.

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

BOOK 121 PAGE 148

OWNERS OF LOT 13-A

Benjamin Bagg
Judy Bagg

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *Benjamin Bagg and Judy Bagg*, 1985.
this day of *October 16*.

Judith A. Royer
Notary Public
County of _____ State of Wyoming
My Commission Expires: *Sept. 20, 1989*

Judith A. Royer
notary public

OWNERS OF LOT 14-E

Marjorie Lee Myzolek
John Myzolek

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *Marjorie Lee Myzolek and John Myzolek*
this day of *October 16*, 1985.

Judith A. Royer
Notary Public
County of _____ State of Wyoming
My Commission Expires: *Sept. 20, 1989*

Judith A. Royer
notary public

OWNERS OF LOT 2-NORTH

Carol E. Bunker
Daniel C. Bunker I

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by *Carol E. Bunker and Daniel C. Bunker I*, 1985.
this day of *October 16*

Judith A. Royer
Notary Public
County of _____ State of Wyoming
My Commission Expires: *Sept. 20, 1989*

Judith A. Royer
notary public

BOOK 121 PAGE 149

OWNERS OF LOT 3

Wayne E. Coy

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Wayne E. Coy this day of October 23, 1985, owners of Lot 3

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 6 N
Bruce W. Rollins
Kathleen B. Rollins

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Bruce W. Rollins and Kathleen B. Rollins this day of October 23, 1985, owners of Lot 6 N

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

OWNERS OF LOT 13 N
Jim Bailey
Kelly Bailey

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Jim Bailey and Kelly Bailey this day of October 23, 1985, owners of Lot 13 N

Judith A. Royer Notary Public
County of Park State of Wyoming
My Commission Expires Sept. 20, 1989

Judith A. Royer
notary public

BOOK 121 PAGE 150

OWNERS OF LOT 6B
Robert Brent Hayes

STATE OF WYOMING)
) ss.
County of Park)

The foregoing
by Robert Brent Hayes
this day of October 23

instrument was acknowledged before me
, owners of Lot 6B
, 1985.



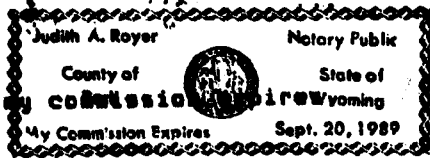
Judith A. Royer
notary public

OWNERS OF LOT 10-S 15N
Harold Gene Wright
Cheryl S. Wright

STATE OF WYOMING)
) ss.
County of Park)

The foregoing
by Harold Gene Wright and Cheryl S. Wright
this day of October 23

instrument was acknowledged before me
, owners of Lot 10-S & 15-N
, 1985.



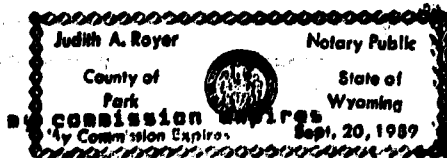
Judith A. Royer
notary public

OWNERS OF LOT 10 N
Karl Davis

STATE OF WYOMING)
) ss.
County of Park)

The foregoing
by Karl Davis
this day of October 23

instrument was acknowledged before me
, owners of Lot 10N
, 1985.



Judith A. Royer
notary public

BOOK 121 PAGE 151

OWNERS OF LOT 8 SOUTH & 11 NORTH

Robert Calkin
Florence Calkin

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Robert Calkin and Florence Calkin, owners of Lot
this day of October 20, 1985.

Carol L. Wagner
County of Park
Notary Public
My Commission Expires 11/4/86

Carol L. Wagner
notary public

OWNERS OF LOT 11 NORTH & 8 SOUTH

Robert Calkin
Florence Calkin

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Robert Calkin and Florence Calkin, owners of Lot
this day of October 20, 1985.

Carol L. Wagner
County of Park
Notary Public
My Commission Expires 11/4/86

Carol L. Wagner
notary public

OWNERS OF LOT 16

Tim Rindfleisch

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me
by Tim Rindfleisch, owners of Lot 16
this day of October 23, 1985.

Judith A. Royer
County of Park
Notary Public
State of Wyoming
My Commission Expires Sept. 20, 1989

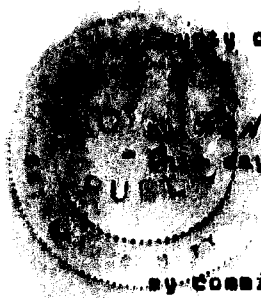
Judith A. Royer
notary public

BOOK 121 PAGE 152

OWNERS OF LOT West 1/2 of 24

Barbara M. Mischke
Ronald E. Mischke

STATE OF WYOMING)
 Shoshone) ss.
County of Park)



The foregoing instrument was acknowledged before me
Barbara M. Mischke and Ronald E. Mischke, owners of Lot
on the 24th day of October, 1985.

Barbara J. Seve
notary public

My Commission expires 1/13/87

OWNERS OF LOT _____

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me
by _____, owners of Lot
this day of _____, 1985.

notary public

My commission expires _____

OWNERS OF LOT _____

STATE OF WYOMING)
County of Park) ss.

The foregoing instrument was acknowledged before me
by _____, owners of Lot
this day of _____, 1985.

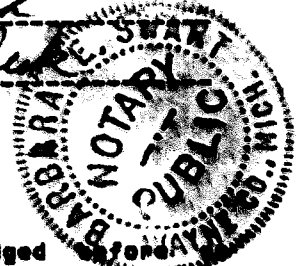
notary public

My commission expires _____

BOOK 121 PAGE 153

OWNERS OF LOT #19 - 4 Star Sub, Cody, Wyo 82414
Steve Beck
Patricia M. Beck

Michigan
STATE OF ~~WYOMING~~)
County of Wayne) ss.



The foregoing instrument was acknowledged before me by Steve Beck AND PATRICIA Beck, owners of Lot #19 this day of November 7, 1985.

Barbara Swart
notary public

my commission expires July 13, 1987

BARBARA E. SWART
Notary Public, Wayne County, Michigan
My Commission Expires July 13, 1987

OWNERS OF LOT #19 - 4 Star Sub, Cody, Wyo 82414
Steve Beck
Patricia M. Beck

Michigan
STATE OF ~~WYOMING~~)
County of Wayne) ss.



The foregoing instrument was acknowledged before me by Steve Beck AND PATRICIA Beck, owners of Lot #19 this day of 7th November, 1985.

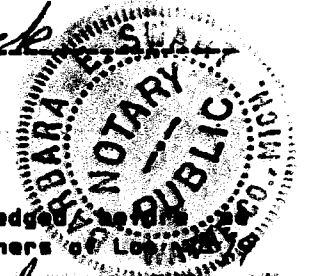
Barbara Swart
notary public

my commission expires July 13, 1987

BARBARA E. SWART
Notary Public, Wayne County, Michigan
My Commission Expires July 13, 1987

OWNERS OF LOT #19 - 4 Star Sub, Cody, Wyo 82414
Steve Beck
Patricia M. Beck

Michigan
STATE OF ~~WYOMING~~)
County of Wayne) ss.



The foregoing instrument was acknowledged before me by Steve Beck AND PATRICIA Beck, owners of Lot #19 this day of 7th November, 1985.

Barbara Swart
notary public

my commission expires July 13, 1987

BARBARA E. SWART
Notary Public, Wayne County, Michigan
My Commission Expires July 13, 1987