

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS,  
CONDITIONS AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3

KNOW ALL MEN BY THESE PRESENTS, that the undersigned comprising of a majority of the owners of lots in the Cedar Mountain Ranchettes No. 3, a lawful subdivision in the County of Park, State of Wyoming, recorded in Plat Book E, Page 101 in the records of the Park County Clerk and Recorder, hereby amend that certain DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3, recorded at Book 303, Page 222 of the records of the Park County Clerk and Recorder, Park County, Wyoming as follows:

1. That Paragraph 4 of said Declaration of Restrictions, Conditions and Covenants for Cedar Mountain Ranchettes No. 3 shall be and hereby is deleted, canceled, terminated, voided and of no further force and effect.

2. That in the place and stead of said Paragraph 4 the following provision shall be substituted and incorporated into said Declaration of Restrictions, Conditions and Covenants for Cedar Mountain Ranchettes No. 3, to-wit:

"4. No lot within said subdivision shall be divided or subdivided more than one time resulting in two parcels. Provided further, that in the event of such subdivision as herein provided by any owner of any lot within the subdivision no such subdivision of any such lot shall result in a lot smaller than one acre.

3. Except as hereinabove modified and amended said Declaration of Restrictions, Conditions and Covenants for Cedar Mountain Ranchettes No. 3 shall be and remain in full force and effect and binding upon the owners thereof.

IN WITNESS WHEREOF, we the owners of all of the lots of Cedar Mountain Ranchettes No. 3 have hereunto set our hands this 20th day of April, 1984.

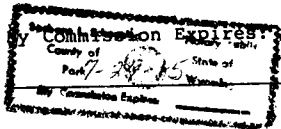
Irvin R. Gerber                      Wilma J. Gerber

STATE OF WYOMING    )  
                                  ) SS  
COUNTY OF PARK     )

The foregoing instrument was acknowledged before me by Irvin R. Gerber and Wilma J. Gerber, this 20th day of April, 1984.

Witness my hand and official seal.

Bertina A. Downing  
Notary Public



State of Wyoming ) ss.  
County of Park )  
This instrument was filed for record on this 24 day of April 1984 at 2:25 o'clock P. m. and duly recorded in Microfilm Book 98 records on page 316  
Bertina A. Downing, Register of Deeds  
C. Wanda Cranfield Deputy  
No. 214711

**SECOND AMENDMENT TO DECLARATION**  
**OF RESTRICTIONS, CONDITIONS, AND COVENANTS**  
**FOR CEDAR MOUNTAIN RANCHETTES**

**NO. 3**

KNOW ALL MEN by these presents that the undersigned, comprised of all of the owners of Lots in Cedar Mountain Ranchettes No. 3, a lawful subdivision in the County of Park, State of Wyoming, recorded in Plat Book E, Page 101 of the Records of the Park County Clerk and Recorder, hereby amend and modify that certain DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3, recorded at Book 303 Page 222 of the Records of the Park County Clerk and Recorder, Park County, Wyoming, as follows:

1. That Section 2 shall be deleted and in its place and stead the following provision shall be binding upon the parties:

**"No. 2. No dwelling shall be permitted on any Lot unless the ground floor area of the main structure, exclusive of porches and garages, shall be at least 720 square feet nor shall any such dwelling which may hereafter be moved upon the property, be older than ten (10) years at the time of its placement upon the property."**

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 25 years from the date of the recording hereof. Provided, however, that these covenants, including the original DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 and the First and Second Amendments thereto, shall be subject to modification or addition by an instrument signed at any time by a majority of the then owners of all of the Lots in said Cedar Mountain Ranchettes No. 3 and duly recorded in the Records of the Park County Clerk and Recorder, Park County, Wyoming.

2. That Section 8 of said DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 shall be and hereby is deleted, cancelled, terminated, voided, and of no further force and effect.

3. That Section 13 of said DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 shall be and hereby is deleted, cancelled, terminated, voided and of no further force and effect, and in its place and stead, the following provision shall be binding upon the parties.

Except as herein modified, that certain DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 and all of the provisions of the First Amendment to DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 which are not herein amended, modified, deleted, cancelled, terminated, voided or otherwise rescinded, shall remain in full force and effect and binding upon the parties hereto, their heirs, executors and assigns.

IN WITNESS WHEREOF, we the owners of all of the Lots of CEDAR MOUNTAIN RANCHETTES NO. 3, have hereunto set our hands this 19th day of May, 1985.

Irvin R. Gerber  
Irvin R. Gerber

Wilma J. Gerber  
Wilma J. Gerber

Robert D. Kelso  
Robert D. Kelso

Rebecca L. Kelso  
Rebecca L. Kelso

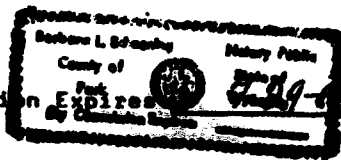
Larry M. Schoening  
Larry M. Schoening

Barbara L. Schoening  
Barbara L. Schoening

State of Wyoming )  
County of Park )

The foregoing instrument was acknowledged before me by Lecia B. Beabe, Wilma J. Gerber, Robert D. Kelso, and Rebecca L. Kelso, this 19th day of MAY, 1985.

Witness my hand and official seal.



Barbara L. Schoening  
Notary Public

My Commission Expires

114 198

State of Wyoming )  
County of Park )

The foregoing instrument was acknowledged before me by

Larry W. Schearing, Barbara L. Schearing  
\_\_\_\_\_, this 20 day of  
May, 1985.

Witness my hand and official seal.

Michael S. Schnell  
Notary Public

My Commission Expires

MICHAEL S. SCHNELL  
NOTARY PUBLIC, WYOMING  
Park County  
My Commission Expires July 30, 1988  
7/30/88

State of Wyoming ) ss.  
County of Park )  
This instrument was filed for record  
on the 20 day of MAY  
1985 at 9:44 o'clock A. M., and  
duly recorded in Microfilm Book 114  
records on page 196  
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\_\_\_\_\_  
222100

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**SECOND AMENDMENT TO DECLARATION**  
**OF RESTRICTIONS, CONDITIONS, AND COVENANTS**  
**FOR CEDAR MOUNTAIN RANCHETTES**

**NO. 3**

KNOW ALL MEN by these presents that the undersigned, comprised of all of the owners of Lots in Cedar Mountain Ranchettes No. 3, a lawful subdivision in the County of Park, State of Wyoming, recorded in Plat Book E, Page 101 of the Records of the Park County Clerk and Recorder, hereby amend and modify that certain DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3, recorded at Book 303 Page 222 of the Records of the Park County Clerk and Recorder, Park County, Wyoming, as follows:

1. That Section 2 shall be deleted and in its place and stead the following provision shall be binding upon the parties:

"No. 2. No dwelling shall be permitted on any Lot unless the ground floor area of the main structure, exclusive of porches and garages, shall be at least 720 square feet nor shall any such dwelling which may hereafter be moved upon the property, be older than ten (10) years at the time of its placement upon the property."

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 25 years from the date of the recording hereof. Provided, however, that these covenants, including the original DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 and the First and Second Amendments thereto, shall be subject to modification or addition by an instrument signed at any time by a majority of the then owners of all of the Lots in said Cedar Mountain Ranchettes No. 3 and duly recorded in the Records of the Park County Clerk and Recorder, Park County, Wyoming.

2. That Section 8 of said DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 shall be and hereby is deleted, cancelled, terminated, voided, and of no further force and effect.

114 197

3. That Section 13 of said DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 shall be and hereby is deleted, cancelled, terminated, voided and of no further force and effect, and in its place and stead, the following provision shall be binding upon the parties.

Except as herein modified, that certain DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 and all of the provisions of the First Amendment to DECLARATION OF RESTRICTIONS, CONDITIONS, AND COVENANTS FOR CEDAR MOUNTAIN RANCHETTES NO. 3 which are not herein amended, modified, deleted, cancelled, terminated, voided or otherwise rescinded, shall remain in full force and effect and binding upon the parties hereto, their heirs, executors and assigns.

IN WITNESS WHEREOF, we the owners of all of the Lots of CEDAR MOUNTAIN RANCHETTES NO. 3, have hereunto set our hands this 19th day of May, 1985.

Irvin R. Gerber  
Irvin R. Gerber

Wilma J. Gerber  
Wilma J. Gerber

Robert D. Kelso  
Robert D. Kelso

Rebecca L. Kelso  
Rebecca L. Kelso

Larry W. Schoening  
Larry W. Schoening

Barbara L. Schoening  
Barbara L. Schoening

State of Wyoming )  
County of Park )

The foregoing instrument was acknowledged before me by Irvin R. Gerber, Wilma J. Gerber, Robert D. Kelso, and Rebecca L. Kelso, this 19th day of May, 1985.

Witness my hand and official seal.

Barbara L. Schoening  
Notary Public  
My Commission Expires July 1985

114 198

State of Wyoming )  
County of Park )

The foregoing instrument was acknowledged before me by  
Larry W. Schearing, Barbara L. Schearing  
this 20 day of  
May, 1985.

Witness my hand and official seal.

Michael S. Schiell  
Notary Public

My Commission Expires: **MICHAEL S. SCHIELL**  
**NOTARY PUBLIC, WYOMING** 7/30/88  
Park County  
My Commission Expires July 30, 1988

State of Wyoming )  
County of Park )  
This instrument was filed for record  
on the 20 day of MAY  
19 85 at 9:44 a.m. A. and  
duly recorded in Microfilm Book 114  
records on page 196  
Marie Fontaine Register of Deeds  
Joanna Greenfield  
222100