

AMENDMENT TO DECLARATION OF COVENANTS**FOR****SECTION 15, TOWNSHIP 14 NORTH, RANGE 73 WEST OF THE 6TH P.M.**

This Amendment to Declaration of Covenants for the real property located in Section 15, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, is made and entered into this 24TH day of June, 2020, by Vista Grande Estates, LLC, a Wyoming limited liability company, Thomas E. and Kelly Wolfe, Brendin Brummond and Karagh Brummond and Beau M. Clark and Charli M. Clark, the owners of in excess of 90% of the Tracts subject to the covenants.

W I T N E S S E T H:

WHEREAS, Vista Grande Estates, LLC, Wilton Brad Watson and Nell Hanley, husband and wife, declared certain covenants, conditions, easements and restrictions for the above described property, which covenants were recorded in the Office of the Albany County Clerk as Document # 2018-2391 on May 31, 2018;

WHEREAS, Article IX, Section 9.01 of the above identified covenants provides that the covenants may be amended by the written consent of not less than ninety percent (90%) of the Tracts designated on a plat of the property described therein;

WHEREAS, Vista Grande Estates, LLC, pursuant to a Replat of Tract 3A, Block 4 and Tract 5A, Block 2, Vista Grande Estates, as recorded on April 22, 2020 as Document # 2020- 1838, redefined the boundaries of Tract 3, Block 4 and Tract 5, Block 2;

WHEREAS, There are twenty-three (23) Tracts identified in the plat of the property recorded on September 11, 2018 which are the subject of these covenants;

WHEREAS, Vista Grande Estates, LLC, is the owner of nineteen (19) Tracts, more specifically described as follows:

Tract 2, Block1,
Tract 1, 2, 3, 4, 5A, 6, and 7, Block 2,
Tracts 1-9, Block 3 and
Tract 1 and 2 Block 4,

all in Vista Grande Estates, Albany County, Wyoming;

WHEREAS, Thomas E. Wolfe and Kelly Wolfe are the owner of one (1) Adjoining Tract described as Tract 3A, Block 4, Vista Grande Estates;

WHEREAS, Brendin Brummond and Karagh Brummond, husband and wife, are the owner

of Tract 8, Block 2, Vista Grande Estates;

WHEREAS, Beau M. Clark and Charli M. Clark, husband and wife, are the owner of Tract 1, Block 1, Vista Grande Estates;

WHEREAS, Vista Grande Estates, LLC, is in the process of further subdividing Tract 4, Block 2, Vista Grande Estates into fourteen (14) additional Tracts, which subdivision will occur pursuant to a recorded Final Plat described as Vista Grande Estates, 2nd Filing, a Replat of Lot 4, Block 2, Vista Grande Estates. The additional Tracts created thereby are intended to be subject to the covenants recorded on May 31, 2018, as amended herein; and

WHEREAS, the above owners desire to amend the covenants as hereinafter set forth.

NOW THEREFORE, the parties hereto, the owners of 22 of the 23 Tracts in Vista Grande Estates, as described in the Plat and the Replat identified above, which Tracts are benefitted and burdened by the Covenants described above, hereby amend said covenants as follows:

1. Paragraph 3.01 is amended, in its entirety, and shall hereafter state as follows:

3.01 No Further Subdivision. Upon the filing an recording of the Replat of Lot 4, Block 2 of Vista Grande Estates, 2nd Filing, no Tract may be hereafter divided.

2. Paragraph 3.04 (e), the last sentence thereof, is amended and shall hereafter state as follows:

“No basement area or garage area will be considered part of the finished floor area requirements.”

3. Paragraph 3.04 h., v. is deleted, in its entirety.

4. Paragraph 3.04 h., vi. shall hereafter state as follows:

vi. **Prohibited Sidings**. No primary residential dwelling, nor any accessory building, erected on a Tract shall be sided with any other material such as the following materials, which are prohibited as such are typically inferior and less-than-average in quality and appearance, to wit:

1. plywood or any wood sheet panel siding;
2. vinyl siding;
3. Inferior grade composite siding with a low durability level;
4. metal siding;
5. durable manufactured/composite sidings, or
6. any other inferior siding.

5. Paragraph 4.02 is hereby amended, in its entirety, and shall hereafter state as follows:

4.02 Access Roads/Easements. Each Tract shall have the right of access along all road easements labeled and shown on the Plats as Vista Grande Way and the following easement road routes - Blanton Bay Cove, Clearwater Trail, Ruby's Run, Monster Mack Run, Daisy Dash Lane, Lila Lane and Sam's Spur, to the extent reasonably necessary for an Owner, and their guests and invitees, to access each Tract along the most convenient easement road route. The width of each said easement shall be measured one-half on each side of the centerline of the road. At the intersection of each road with another road, there shall be an easement for the reasonable turning radius and turn-out area the width of one vehicle. Vista Grande Estates shall construct and/or improve Vista Grande Way, Blanton Bay Cove, Clearwater Trail, Ruby's Run, Monster Mack Run, Daisy Dash Lane, Lila Lane and Sam's Spur, as is reasonable to afford ready access to Owners and guests. Future roads and access routes within Vista Grande Estates shall be created and maintained as appropriate for any expansion of the development. Declarants, WH, may access their Tract from Clearwater Trail, however, no other Tract owner shall have access to or across the WH Tract other than by invitation.

6. Paragraph 9.01 is hereby amended, in its entirety, and shall hereafter state as follows:

9.01 Duration. The Covenants of this Declaration shall run with the land and shall inure to the benefit of and be enforceable by any Declarant, the Homeowners Association, and all Owners subject to this Declaration, including the Owners of the fourteen (14) additional Tracts within Vista Grande Estates as set forth in the Final Plat described as Vista Grande Estates, 2nd Filing, a Replat of Lot 4, Block 2, Vista Grande Estates. These covenants shall run perpetually and be appurtenant to the lands described in the Vista Grande Estate Plats now or hereafter filed with the Albany County Clerk, Albany County, Wyoming, subject to the rights of the Owners to modify them. Such modification requires the written consent of the Owners of not less than two-thirds (2/3) of all Tracts within Vista Grande Estates.

6. In all other respects, the Declaration of Covenants identified herein are unchanged.

Dated this 24th day of June, 2020.

Vista Grande Estates, LLC

By [Signature]
Thomas E. Wolfe, Manager
Legal Description: Tract 2, Block 1,
Tract 1, 2, 3, 4, 5A, 6, and 7, Block 2,
Tracts 1-9, Block 3 and
Tract 1 and 2 Block 4, Vista Grande
Estates, Albany, Albany County
Wyoming

Thomas E. Wolfe and Kelly Wolfe

[Signature]
Thomas E. Wolfe
[Signature]
Kelly Wolfe
Legal Description: Tract 3A, Block 2
Vista Grande Estates
Albany County, Wyoming

Brendin Brummond and Karagh Brummond

[Signature]
Brendin Brummond
[Signature]
Karagh Brummond
Legal Description: Tract 8, Block 2
Vista Grande Estates
Albany County, Wyoming

Beau M. Clark and Charli M. Clark

[Signature]
Beau M. Clark
[Signature]
Charli M. Clark
Legal Description: Tract 1, Block 1,
Vista Grande Estates
Albany County, Wyoming

STATE OF WYOMING)
) ss:
COUNTY OF ALBANY)

The foregoing Amendment to Declaration of Covenants was acknowledged before me by Thomas E. Wolfe, Manager of Vista Grande Estates, LLC, Thomas E. Wolfe and Kelly Wolfe, Brendin Brummond and Karagh Brummond, and Beau M. Clark and Charli M. Clark this 24th day of June, 2020.

Witness my Hand and Official Seal.

[Signature]
Notary Public

My Commission Expires

