

**FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
SWEETWATER STATION ADDITION**

Pursuant to Article VII, Section 4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Sweetwater Station Addition (the "Declaration"), the following First Amendment to the Declaration (the "Amendment") has been adopted by a vote of two-thirds of the eligible votes of all Owners and is effective as of May 6th, 2020.

RECITALS

WHEREAS, the Declarant executed the Declaration on August 3, 2005, which was recorded on August 25, 2005 under Reception No. 1450961, Book 1036, Page 860 in the Office of the Sweetwater County Clerk;

WHEREAS, Article VII, Section 4 of the Declaration provides that the "Declaration may only be amended by a vote of two thirds (2/3) of the eligible votes of all Owners. Any such amendment must be in writing and shall be filed promptly upon its adoption with the County Clerk for the County of Sweetwater, Wyoming";

WHEREAS, Sweetwater Station Homeowners Association acts as homeowners association for the Sweetwater Station Addition pursuant to the Declaration;

WHEREAS, 21 of the twenty-six eligible votes, or 81 %, of all of the Owners have voted to approve this Amendment; and

WHEREAS, those voting in favor of the Amendment constitute the required two-thirds of the eligible votes of all Owners; and

WHEREAS, the board of directors of Sweetwater Station Homeowners Association has declared that the Amendment has been approved.

AMENDMENT

NOW, THEREFORE, in consideration of the above and the mutual promises set forth below, the Owners covenant and agree to amend the Declaration as follows:

1. Article I, Section 7 of the Declaration is deleted in its entirety and replaced with the following:

Lot. Lot, as used in each section of this Agreement other than Article I, Section 5, shall mean and refer to any of the separately designated and identified platted Lots as shown on the Plat for the Sweetwater Station Addition Phase I (as well as the final plat for one or more subsequent Phases of the Sweetwater Station Addition lying within the boundaries of the Property), including the structures located on any such platted Lot and the appurtenances situate thereon and

appertaining thereto, specifically excepting therefrom all of the Common Areas.

2. Article III, Section 1 of the Declaration is deleted in its entirety and replaced with the following:

There is hereby established a Design and Review Committee, which shall consist of five (5) members. The members of the Design and Review Committee shall be appointed by a majority of votes of all Lot Owners. An Owner, whether acting as an individual or through one or more entities owned wholly or in in part by that Owner, may not cast more than three votes with respect to a single election with respect to the Design and Review Committee, regardless of the number of Lots owned by that Owner and entities wholly or partially owned by that Owner. Notwithstanding the foregoing, for purposes of such voting to appoint members of the Design and Review Committee, after the filing of a final plat for a subsequent Phase of the Sweetwater Station Addition lying within the boundaries of the Property, including Sweetwater Station Addition Phase II and any other Phases, no votes shall be attributed to a Lot within such subsequent Phase prior to the conveyance or assignment of the Lot to an Owner who is not the Declarant.

3. Article IV, Section 3 of the Declaration is deleted in its entirety and replaced with the following:

Voting. For purposes of electing directors of the Board and for other Association actions requiring a vote as provided for in this Declaration, including assessments, all Owners shall have one vote per Lot owned. An Owner, whether acting as an individual or through one or more entities owned wholly or in in part by that Owner, may not cast more than three votes with respect to a single action under this section, regardless of the number of Lots owned by that Owner and entities wholly or partially owned by that Owner. Notwithstanding the foregoing, after the filing of a final plat for a subsequent Phase of the Sweetwater Station Addition lying within the boundaries of the Property, including Sweetwater Station Addition Phase II and any other Phases, no votes shall be attributed to a Lot within such subsequent Phase prior to the conveyance or assignment of the Lot to an Owner who is not the Declarant.

4. The remainder of the Declaration shall continue in full force and effect.

5. All terms in this Amendment that are defined in the Declaration shall have the same definitions as in the Declaration.

6. The undersigned President and Secretary of the Sweetwater Station Homeowners Association hereby certify that they have received and reviewed the original signatures contained on the Owner Vote forms for the First Amendment to the Declaration, the originals are on file with the Association.

Gene Legerski
Gene Legerski, President

5/6/2020
Date

STATE OF Wyoming)
COUNTY OF Sweetwater) SS.

On this 11 day of May, 2020, before me, a Notary Public in and for said County and State, personally appeared Gene Legerski, as President of Sweetwater Station Homeowners Association, and acknowledged to me that the foregoing Amendment received the favorable votes of two-thirds of the eligible votes of all Owners.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

SEAL
MELISSA E. ABRAM - NOTARY PUBLIC
COUNTY OF SWEETWATER
STATE OF WYOMING
MY COMMISSION EXPIRES FEBRUARY 12, 2022
My commission expires: 2/12/2022

Melissa E. Abram
NOTARY PUBLIC

Susan von Ahrens
Susan von Ahrens, Secretary

5-6-2020
Date

STATE OF Wyoming)
COUNTY OF Sweetwater) SS.

On this 11 day of May, 2020, before me, a Notary Public in and for said County and State, personally appeared Susie von Ahrens, as Secretary of Sweetwater Station Homeowners Association, and acknowledged to me that the foregoing Amendment received the favorable votes of two-thirds of the eligible votes of all Owners.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

SEAL
MELISSA E. ABRAM - NOTARY PUBLIC
COUNTY OF SWEETWATER
STATE OF WYOMING
MY COMMISSION EXPIRES FEBRUARY 12, 2022
My commission expires: 2/12/2022

Melissa E. Abram
NOTARY PUBLIC