

AMENDMENTS TO PROTECTIVE COVENANTS  
TO COUNTRY CLUB ESTATES, 9TH ADDITION  
TO THE CITY OF ROCK SPRINGS, WYOMING

TO WHOM IT MAY CONCERN:

WHEREAS, on July 2, 1969, B and N Development Company, a Wyoming corporation, caused to be recorded in the Office of the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming, in Book 424 at Pages 527-531, an instrument entitled "Declaration of Protective Covenants," covering the following described real property:

Lots 1 through 10 of Block 1; Lots 1 and 2 of Block 4;  
Lot 1, Block 2; Lots 1 and 2 of Block 3; all of Country  
Club Estates, 9th Addition to the City of Rock Springs,  
Sweetwater County, Wyoming, as laid down on the  
duly recorded plat of said addition.

WHEREAS, it is the intention of the parties hereto to amend Article 3 entitled "Dwelling Cost, Quality and Size," and Article 5 entitled "Lot Area and Width," and Article 13 entitled "Easements" of said original instrument, to change the habitable floor area immediately above the mud sill from 1,000 square feet to 750 square feet; and to change minimum lot area from 6,000 square feet to 5,000 square feet, and to preserve all other requirements of said articles.

WHEREAS, all parties owning real property in the tract described above have been included and joined in this instrument.

THEREFORE, TAKE NOTICE AS FOLLOWS:

1. That Article 3 of said original instrument be amended to read and provide as follows:

"3. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot at a cost of less than \$15,000.00, based upon cost levels as prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than those which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The habitable floor area immediately above the mud sill shall not be less than 750 square feet for any dwelling."

2. That Article 5 of said original instrument be amended to read and provide as follows:

"5. LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 5,000 square feet."

3. That Article 13 of said original instrument be amended to read and provide as follows:

"13. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure,

