

MODIFICATION AND AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SKYVIEW ESTATES 1ST ADDITION TO THE CITY OF
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

THIS MODIFICATION AND AMENDMENT made and executed this 2nd day of April, 1996, by Skyview Development Limited Liability Company, also sometimes known as Skyview Estates Limited Liability Company, a Wyoming limited liability company, the mailing address of which is P. O. Box 812, Green River, Wyoming 82935; and First Bank, fsb, the mailing address of which is P. O. Box 1167, Cheyenne, Wyoming 82003; hereinafter collectively referred to as the Undersigned; witnesseth as follows:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Skyview Estates 1st Addition to the City of Rock Springs, Sweetwater County, Wyoming, dated August 22, 1994, hereinafter referred to as the Declaration, was duly recorded in the Office of the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming, on August 25, 1994, in Book 854, at Pages 589-593, concerning that certain real property and premises known and described as:

All of the real property and premises located and described in the Final Plat of Skyview Estates 1st Addition to the City of Rock Springs, Wyoming, including, but not limited to, Lots One (1) through Ten (10), inclusive, of said Skyview Estates 1st Addition, as all of the same is laid down and described on the official plat thereof, filed of record in the Office of the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming, together with all appurtenances situate thereon and appertaining thereto, subject, however, to all exceptions, reservations and restrictions of record; and

WHEREAS, pursuant to Paragraph 10 of the above described Declaration, said Declaration may be changed, modified and amended with the written consent of a majority of the record Owners of the Lots in the above described property, all as more particularly described and provided for in said Declaration; and

WHEREAS, Skyview Development Limited Liability Company is the present record owner of Lots One (1), Two (2), Three (3), Four (4), Nine (9) and Ten (10) of said Addition, constituting a majority of the present record owners of the Lots in the above described Addition; and

WHEREAS, First Bank, fsb, as successor in interest to Metropolitan Federal Bank, Federal Savings Bank, has an interest in said Lots (1), Two (2), Three (3), Four (4), Nine (9) and Ten (10) of said Addition, being the present mortgagee of record of said property, pursuant to that certain Mortgage dated April 8, 1994 and recorded of record in the Office of the County Clerk and Ex-Officio Register of Deeds of Sweetwater County, Wyoming, on April 12, 1994, in Book 848, at Pages 1697-1699; and

WHEREAS, the Undersigned have consented and agreed to the modification and amendment of the aforesaid Declaration in the following particulars;

NOW, THEREFORE, for and in consideration of the covenants, conditions and restrictions contained in the aforesaid Declaration and herein, and for and in consideration of the premises, the Undersigned do hereby modify and amend the above described Declaration as follows:

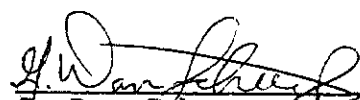
1. Paragraph 3 of the above described Declaration shall be modified and amended in its entirety and said Paragraph 3 shall henceforth provide as follows:

3. BUILDING CONSTRUCTION. All structures erected on the Lots in the Property in accordance with this Declaration shall meet the minimum requirements, specifications and standards of the Uniform Building Code or the HUD Code, or Uniform Building Code or HUD Code equivalents, as the same may be amended from time to time, and as the same may be interpreted and enforced at the applicable time by the City of Rock Springs. All structures erected on the Lots in the Property in accordance with this Declaration, whether intended for residential, accessory or other purposes, shall be of a permanent and affixed nature and shall be of a quality consistent with the other structures located on the Lots in the Property and the general construction standards in the industry in Sweetwater County, Wyoming. No structures of a temporary character, including, but not limited to, motor homes, mobile homes, trailers, tents or similar units, shall be used for residential purposes at any time.

2. Other than as expressly set forth herein, all of the other terms and provisions set forth in the above described Declaration shall be and remain in full force and effect as originally stated in said Declaration.

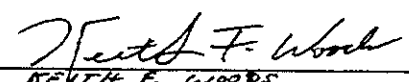
IN WITNESS WHEREOF, the Undersigned have caused these presents to be executed the day and year first above written.

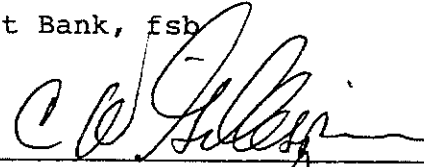
Skyview Development Limited
Liability Company

BY 
G. Dan Scheer, Sr., Member

BY 
Ronald W. Fernley, Member

ATTEST:


KEITH F. WOODS
Title: Asst. Secretary

First Bank, fsh
BY 
Title: VICE PRESIDENT

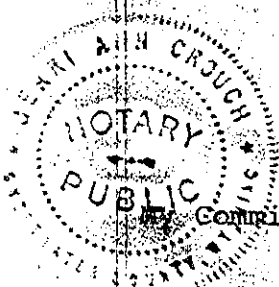
The State of Wyoming)
 : ss.
County of Sweetwater)

The foregoing instrument was acknowledged before me by
G. Dan Scheer, Jr. this 5th day of April, 1996.

Witness my hand and official seal.

Jerri Ann Crouch
Notary Public

My Commission Expires: October 9, 1996



State of Washington)
 : ss.
County of King)

The foregoing instrument was acknowledged before me by
Ronald W. Fernley this 2nd day of April, 1996.

Witness my hand and official seal.

Sherian Grimes
Notary Public
Residing in Tacoma

My Commission Expires: 9/30/99



The State of Colorado)
 : ss.
County of Denver)

The foregoing instrument was acknowledged before me by
C.W. Gillespie, Vice President of First Bank, fsb this 4th
day of April, 1996.

Witness my hand and official seal.

Pamela K. Rich
Notary Public

My Commission Expires: 2-9-2000

