

FIRST AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
GRAND VIEW HEIGHTS SUBDIVISION

WHEREAS, the original Declaration of Protective Covenants of Grand View Heights Subdivision were dated September 06, 2006, and filed by the Declarant, Country Club, LLC, a Wyoming limited liability company on September 06, 2006; and

WHEREAS, original Declaration of Protective Covenants of Grand View Heights Subdivision were filed of record with the ex officio recorder and County Clerk of Albany County, Wyoming on September 06, 2006, as Instrument No. 6590; and

WHEREAS, Country Club, LLC is exercising its retained control to amend the protective covenants as long as the original intent and protection provided in the original covenants are not diminished; and

WHEREAS, the current protective covenants require vinyl for backyard perimeter fencing and vinyl fencing is one of only three material choices for landscaping yard accent areas uses; and

WHEREAS, recent and dramatic increases in the price of petroleum products has drastically increased the cost of vinyl; and

WHEREAS, there are additional fencing materials of the same or higher quality which will maintain the original intent and protection provided in the original convents:

THEREFORE, Country Club, LLC is exercising its retained control to amend the protective covenants with respect to fencing.

1. The lands affected by the Declaration of Protective Covenants and this First Amendment thereto are located in the City of Laramie, County of Albany, State of Wyoming, and are more particularly described as follows:

Lots 1-61, Block 5, Lots 1-28, Block 6, Lots 1-12, Block 7, Lots 1-14, Block 8, Lots 1-4, Block 10, Lot Grand View Heights Subdivision, City of Laramie, Albany County, Wyoming. Not described above but which are part of the subdivision are public streets and trail buffers, which are dedicated to the public.

2. The first paragraph of the fencing section now reads as follows:

FENCING. All fencing shall require and be subject to approval of the Committee. But in no case shall fencing be allowed taller than six (6') feet in back yard uses and four (4') feet in front and landscaped accent areas. All backyard perimeter fencing shall be vinyl and shall be maintained per all Lot improvement(s) upkeep covered herein. Fencing used for landscaping yard accent areas is to be vinyl, split rail or western dowel rail not to exceed two rails in height. Fencing is required to be installed along all trail and open space areas, shall be considered backyard perimeter fencing and shall be required to be of the same height, type and color.

3. Effective with the recording of this First Amendment with the ex officio recorder and County Clerk of Albany County, Wyoming, the first paragraph of the fencing section shall read as follows:

FENCING. All fencing shall require and be subject to approval of the committee. In no case shall fencing be allowed taller than six (6') feet in the back yard uses and four (4') feet in the front yard landscape accent areas. Back yard perimeter or property lot line fences shall be vinyl, cedar, or chain link for all lots described in paragraph one of this First Amendment, excepting those lots which have a back lot property line which abuts to and is parallel with Vista Drive R/W and adjacent trail, open space R/W. These lots are required to install six (6') foot tall, white color, vinyl fence of the same style. These lots are specifically described as Lots 1-4, Block 10, and Lots 52-61 inclusive. Excepting those lots described above which require vinyl back lot line fencing described above, backyard fencing materials other than the three types described above must be applied for through the committee as a variance and specifically approved as such.

All fencing installed in Grand View Heights must be maintained in good and usable condition, and in the same manner and level of care that the fence does not become a detriment in appearance to adjacent neighbors or subdivision.

4. Except as specifically amended herein, the Declaration of Protective Covenants of Grand View Heights Subdivision remain in full force and effect.

Country Club, LLC

By: William J. Edwards Manager

STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

On this 7th day of April, 2008, before me, the undersigned Notary Public, personally appeared William J. Edwards, as Manager of Country Club, LLC, and known to me to be a manager of the limited liability company that executed the foregoing and acknowledged the same to be the free and voluntary act and deed of the limited liability company, by authority of statute or its Operating Agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute and in fact and on oath stated that he is authorized to execute and in fact executed the foregoing on behalf of the limited liability company.

Julianne Randall
Notary Public

My Commission Expires: 5-1-2010

