

STATE OF WYOMING)

COUNTY OF LARAMIE)

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DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

The Preserve at Humphrey Farms HOA

To

The Public

ADDENDUM TO THE DECLARATION OF PROTECTIVE COVENANTS

FOR

THE PRESERVE AT HUMPHREY FARMS

ARTICLE II: DEFINITION OF FREOEUNLTY USED TERMS

Recorded Book 1960 Page 764
March 5, 2012
CPS

Section 9: "Road Costs" means the following minimum costs to maintain the roads as follows: 1) Standard roadway maintenance blading four (4) times per year; 2) Snow removal for major events estimated at three (3) times per year to be paid for by annual road assessment money, and 3) Replace three inches (3") of roadway gravel at approximately ten (10) year intervals to be paid for by special assessment.

ARTICLE III: USES AND RESTRICTIONS

Section 2: **Nuisances.** No billboards, junk yards, accumulations of junk, debris, or trash or junk cars shall be maintained upon any Lot. No noxious or offensive activity is permitted on any Lot, as reasonably determined by the Homeowners Association. For purpose of this section, a "nuisance" shall be construed in light of case law precedent for the State of Wyoming. Notwithstanding the aforementioned, for purposes of this section the following activities upon any Lot shall be deemed a nuisance per se; discharging fireworks with the exception of celebrating Independence Day. Residentially approved fireworks may be used if there is no fire ban in Laramie County and weather conditions are favorable. The Board of Directors of The Preserve at Humphrey Farms HOA (from here on referred to as the Board) will meet prior to this time period to approve the duration of use(if any) and type of fireworks that will be allowed. When use is approved by the Board, fireworks will only be allowed between the hours of 10 am and 10 pm. Minors will be supervised by an adult while discharging fireworks. Fireworks will be used in a safe and prudent manner and will only be discharged on the land owned by the Lot Owner with the Lot Owner present. Any Resident(s) using fireworks in a manner contrary to the covenants will be subject to a \$100 fine administered by the Board and be responsible for any damages resulting from their use; operating all terrain vehicles(ATV's) or other off road recreational vehicles within The Preserve at Humphrey Farms Subdivision (except on designated private or public roadways if the operator is operating them in accordance with all traffic laws and if licensed for such use or upon the Lot owned by the owner of the vehicle for very limited times and purposes so as not to disturb the serenity of the area and/or leave tracts on the native turf). Snowmobiles shall not be driven across country at any time within The Preserve at Humphrey Farms Subdivision.

ARTICLE X: ASSESSMENTS

Section 1. **Assessments/Liens:** The following assessments shall be required to be paid by each owner:

a. **Personal Obligation of Assessments.** Each Owner hereby covenants and agrees by acceptance of a deed for a Lot(s) in The Preserve, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association each and every assessment described as follows:

- 1) The initial annual general assessment for New Lot Owners is hereby set at one hundred dollars (\$100) per year and may be revisited as determined from time to time by the Association Board of Directors to be due and owing by the Owners. After the Lot is sold, the next Owner becomes a New Lot Owner. After a three (3) year period of lot ownership, the general assessment will be reduced to one half (1/2) of the initial annual general assessment for New Lot Owners. Assessments shall be paid quarterly on the first of January, April, July and October and are late two weeks later by the fifteenth of the month.
- 2) The initial annual road assessment for New Lot Owners (as specified in Article 2 Section 9) is set by this Declaration at four hundred, seventy-one dollars (\$471) per year and may be revisited as determined from time to time by the Association Board of Directors to be due and owing by the Owners. After the

Cindy D. Smith

Lot is sold, the next Owner becomes a New Lot Owner. After a three (3) year period of lot ownership, the road assessment will be reduced to one half (1/2) of the initial annual road assessment for New Lot Owners. Assessments shall be paid quarterly on the first of January, April, July and October and are late two weeks later by the fifteenth of the month.

3) Special assessments for utilities as determined by the Association.

4) Any tracts owned by the Declarant shall be free of annual assessments, unless the Declarant obtains a building permit on a Lot within the subdivision. At that time, the Declarant is responsible for assessments as they are outlined in Article 2 Section 9 and the preceding paragraphs 1 and 2 of this section with the permitted lot treated as one of a New Lot Owner.

e. Rate of Annual Assessments: The annual assessments as determined under the preceding paragraphs shall be uniformly applied among all owners (except Declarant owned tracts) and shall be collected in quarterly installments.

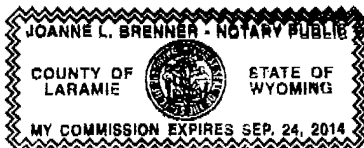
State of Wyoming

County of Laramie

This Addendum to the Declaration signed or attested before me on
Title of document signed or attesting to

Feb 29, 2012 by Cindy D. Seivley
Date Name(s) or Person(s)

Joanne L. Brenner
Signature of Notarial Officer



Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: Sep 24, 2014