

**SURVEYOR SCHERBEL, LTD.  
PO BOX 725**

**AFTON, WY 83110**

1013154 11/2/2020 4:48 PM  
LINCOLN COUNTY FEES: \$84.00 PAGE 1 OF 2  
BOOK: 998 PAGE: 323 CCR'S  
APRIL BRUNSKI, LINCOLN COUNTY CLERK



## **ETNA VILLAGE ESTATES**

### **SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ETNA VILLAGE ESTATES SUBDIVISION**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ETNA VILLAGE ESTATES SUBDIVISION ("Amendment") is made effective this 26<sup>th</sup> day of October 2020 by DREAM VENTURE II, LLC, a Wyoming limited liability company ("Declarant").

WHEREAS, the Declarant entered into and executed that certain Declaration of Covenants, Conditions and Restrictions for Etna Village Estates Subdivision ("Declaration") dated effective September 13, 2007, recorded on October 15, 2007 as No. 934052 in Book 675, at Page 512 of the real estate records of Lincoln County, Wyoming, related to certain real property ("Property") located in Lincoln County, Wyoming, establishing certain covenants, conditions, restrictions, and encumbrances governing the Property and the use and development thereof;

WHEREAS, Article XI - AMENDMENTS of the Declaration provides:

In addition to specific amendment rights granted elsewhere in this Declaration, until conveyance of eighty percent (80%) of the Lots to an Owner unaffiliated with Declarant or three (3) years from the date this instrument is recorded in the Land Records of Lincoln County, Wyoming, whichever period is longer, Declarant may unilaterally amend or repeal this Declaration for any purpose;

WHEREAS, the Etna Village Estates Subdivision contains a total of 110 building lots of which 21 are privately owned by Owners unaffiliated with Declarant, thus Declarant maintains the ability to make this Amendment unilaterally;

WHEREAS, Declarant desires to amend the Declaration as set forth herein.

NOW THEREFORE, in consideration of the covenants and agreements herein set forth, the Declaration is hereby amended as follows:

- 1. Modification of the Minimum Roof Overhang.** Notwithstanding any provision in the Declaration to the contrary (including specifically, but not limited to, Section 5.1 E (iv) addressing Principal Roofs, as of the date of this Amendment, the Declaration and all covenants, conditions, restrictions and encumbrances set forth therein shall be amended to require that all principal roofs shall have a minimum overhang of eighteen (18) inches.

ID: 1013154 998 PR 323

County: Lincoln

Date: 11/2/2020 Time: 4:48pm

Electronically Recorded:  
DO NOT remove  
the county stamped first page as it is  
now incorporated as part of the  
original document.

ETNA VILLAGE ESTATES

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OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
ETNA VILLAGE ESTATES SUBDIVISION

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WHEREAS, the Declarant entered into and executed that certain Declaration of Covenants, Conditions and Restrictions for Etna Village Estates Subdivision ("Declaration") dated effective September 13, 2007, recorded on October 15, 2007 as No. 934052 in Book 675, at Page 512 of the real estate records of Lincoln County, Wyoming, related to certain real property ("Property") located in Lincoln County, Wyoming, establishing certain covenants, conditions, restrictions, and encumbrances governing the Property and the use and development thereof;

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2. **General Ratification.** Except as otherwise expressly amended herein, the remaining provisions of the Declaration are hereby restated, and the terms and provisions therein are ratified and affirmed.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Etna Village Estates Subdivision as of the date first written above.

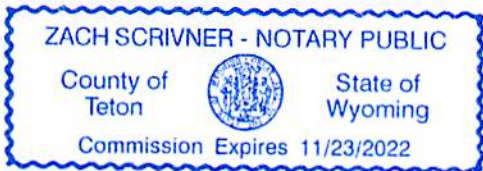
DECLARANT:  
DREAM VENTURE II, LLC

BY: Remy Levy  
NAME: Remy Levy  
TITLE: \_\_\_\_\_

STATE OF WYOMING    )  
                                  )    SS.  
COUNTY OF ~~LINCOLN~~ )  
                          Teton

ACKNOWLEDGED before me on this, the 26<sup>th</sup> day of October, 2020, by Remy Levy, the Member/Manager and authorized representative of Dream Venture II, LLC, a Wyoming limited liability company, who signed the foregoing instrument on behalf of Dream Venture II, LLC by authority of its Members.

WITNESS my hand and official seal.



ZS  
NOTARY PUBLIC

My Commission expires: 11/23/22