

**AMENDMENT TO THE DECLARATION FOR CONDOMINIUM OF
NORTHRIDGE PATIO HOMES CONDOMINIUMS**

The general intent of this amendment is to restrict rental of any of the units of the Northridge Patio Homes Condominiums to leases of at least one (1) year or more. Accordingly, the following specific amendment to the DECLARATION FOR CONDOMINIUM OF NORTHRIDGE PATIO HOMES CONDOMINIUMS is hereby approved and adopted:

1. The first paragraph of Section 8 (8.1) of the Declaration shall be amended to provide that

"The use of all of the units in Northridge Patio Homes Condominiums shall be for residential purposes only and there shall be no commercial use whatsoever, except that nothing shall prohibit a Unit Owner from leasing or renting his or her Unit to third persons or holding it out for lease or rental, or entering into an Agreement or contract with others for the lease or rental of his or her unit for residential use. However, the respective unit shall not be rented by the owners thereof for transient or hotel purposes, which shall be defined as rental for any period less than one (1) year; or any rental if the unit's occupants are provided customary hotel services, such as room service for food and beverage, maid service, laundry and linen service or bell boy service. The use of the general common areas shall be for the recreation and enjoyment of the Unit Owners, their guests, tenants, lessees and invites. The units and common elements shall be limited as follows:" ...

2. The full text of Section 8 that includes this amendment and also the amendment of 8.1-f approved by the membership of North Ridge Patio Homes Condominium Association September 16, 2004 is attached.

Approved the 6th day of May, 2006

Linda Newell
Linda Newell, President
Northridge Patio Homes Condominium Association
Joan Smith
Joan Smith, Secretary
Northridge Patio Homes Condominium Association

STATE OF WYOMING } ss
COUNTY OF JOHNSON }

053651

This instrument was Filed for record
on 06-28-2006 at 3:45P M and was
duly recorded in book 86A-61 page
236-238 Fee \$ 14.00
Register of Deed
By Trudy Horton Deputy
A SS+

STATE OF WYOMING)
) ss.
County of Johnson)

The foregoing instrument was acknowledged before me by **LINDA NEWELL** and **JOAN SMITH** this 28th day of June, 2006.

Witness my hand and official seal.



DeAnn Ryan
Notary Public

My Commission Expires: 6-14-2007

USE

8.1 The use of all of the units in Northridge Patio Homes Condominiums shall be for residential purposes only and there shall be no commercial use whatsoever, except that nothing shall prohibit a Unit Owner from leasing or renting his Unit to third persons or holding it out for lease or rental, or entering into an Agreement or contract with others for the lease or rental of his unit for residential use. However, the respective unit shall not be rented by the owners thereof for transient or hotel purposes, which shall be defined as rental for any period less than one (1) year; or any rental if the unit's occupants are provided customary hotel services, such as room service for food and beverage, maid service, laundry and linen service or bell boy service. The use of the general common areas shall be for the recreation and enjoyment of the Unit Owners, their guests, tenants, lessees and invites. The units and common elements shall be limited as follows: **(Amendment filed June 28, 2006)**

- (a) There shall be no obstruction of the common elements, nor shall anything be stored in or on the common elements without the prior written consent of the Association. Each Owner shall be obligated to maintain and keep in good order and repair the interior of his own Unit.
- (b) Nothing shall be done or kept in any Unit or in the common elements which will increase the rate of insurance on the building or contents thereof, without the prior written consent of the Association. No owner shall permit anything to be done or except in his Unit or in the common elements which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste will be permitted on the common elements.
- (c) Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of a building, and no sign, awning, canopy, radio or television antenna shall be affixed to or placed upon the exterior walls or roof of any part thereof, without the prior written consent of the Association.
- (d) No nuisances shall be allowed upon the property nor shall any use or practice be allowed which is a source of annoyance to Unit Owners or which interferes with the peaceful possession and proper use of the property by its residents. No offensive or unlawful use shall be made of the property nor any part thereof, and all valid laws, zoning ordinances and regulations of all

governmental bodies having jurisdiction thereof shall be observed.

- (e) Nothing shall be done in any unit or in, on or to the common elements which will impair the structural integrity of the building or which would structurally change the building, except as otherwise provided herein.
- (f) No animals of any kind shall be raised, bred, or kept in any Unit, except that small dogs, cats, and other household pets may be kept subject to rules and regulations from time to time adopted or amended by the Association. Such rules shall state that no more than two (2) dogs weighing less than 36 pounds each may reside within a Unit. No dog shall be permitted to roam freely but whenever outdoors must be restrained by leash at all times or else confined within the Unit Owner's fenced limited common area for a temporary period only. Those dogs already belonging to a Unit Owner as of October 4, 2003, are exempted from the above rule of size, but must nevertheless be confined within their owner's limited common area whenever outdoors. All solid waste must be immediately disposed of from Association lands or general common areas. No additional structures shall be set up on any Association land or general common area for the benefit of such pets. At no time shall any dog or other pet become a nuisance or source of annoyance to other Unit Owners. In that event the complaint can be brought to the Association for vote as to how to best handle the pet. *(Amendment filed March 11, 2005)*
- (g) No firewood may be stored anywhere but in the Owner's own garage. However, all garages are to be primarily used for storage of Owner's vehicles.
- (h) Nothing shall be altered or constructed in or removed from the common elements, except upon the written consent of the Association.

9.

OWNERS' ASSOCIATION

9.1 Any Owner of a Unit in **NORTHRIDGE PATIO HOMES CONDOMINIUMS** shall automatically, upon becoming the Owner of said Unit, be a member of the **NORTHRIDGE PATIO HOMES CONDOMINIUM ASSOCIATION**, hereinafter referred to as the Association, and shall remain a member of said Association until such time as his membership in said Association shall automatically cease. The membership shall be limited to Unit Owners as defined in this Declaration.

9.2 It shall be the function of the Association to:

- (a) Adopt Bylaws for the governance of the Association.
- (b) Make provisions for the general management and/or repairs and maintenance of Northridge Patio Homes Condominiums.
- (c) Levy assessments as provided for in the Declaration, Bylaws and Unit Ownership Act.
- (d) Adopt and implement a policy for the affairs of the condominium.