

Prepared by:
JKRK Properties, LLC
1935 Samco Road, Suite 102
Rapid City, SD 57702
605-342-9606

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Pennington County, South Dakota
Donna M. Mayer Misc Real Est

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
(Residential)**

This Declaration is made this 20th day of December, 2006, by JKRK Properties, LLC., a South Dakota limited liability company (hereinafter "Developer"), which is the fee Owner of the following-described real property:

Lots 1 through 17 inclusive of Block 1; Lots 1 through 19 inclusive of Block 2;
Lots 1 through 16 inclusive of Block 3, all located in Sunset Ranch, Pennington
County, South Dakota (hereinafter "Phase I").

WHEREAS, the Developer caused to be recorded with the Register of Deeds Office of Pennington County, South Dakota, that certain Declaration of Covenants, Conditions and Restrictions, (Residential) dated August 4, 2005, said Declaration recorded in Book 147 page8898/8903 of the records of the Register of Deeds Office, Pennington County, South Dakota, and

WHEREAS, Developer desires to amend said Declaration of Covenants, Conditions and Restrictions (Residential) in its entirety, and

WHEREAS, Developer has the authority to amend said Declarations of Covenants pursuant to the provisions of paragraph 24 of said Declaration of Covenants, which allows an amendment to said Declaration of Covenants if executed by 51% of the then owners of the lots within the real property described in said Declaration of Covenants, now therefore,

Said Declaration of Covenants, Conditions and Restrictions (Residential) are hereby amended in their entirety to read as follows:

WHEREAS, the Developer has formed (or shall form) a South Dakota nonprofit corporation known as "Sunset Ranch Estates Homeowners Association, Inc." which will have the powers of enforcing the covenants, conditions, and restriction herein created. Until such time as an Association has been formed, the Developer will have the powers of enforcing the covenants, conditions, and restriction herein created;

NOW THEREFORE, the Developer does hereby declare that the following Declaration of Covenants, Conditions and Restrictions to run with the land and the above-described real property shall be held, sold, administered, maintained, transferred, occupied, and conveyed