

**AMENDMENTS TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
BAR-B-BAR MEADOWS SUBDIVISION**

RELEASED	<input checked="" type="checkbox"/>
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ABSTRACTED	<input checked="" type="checkbox"/>

This Amendment to the Declaration of Covenants, Conditions and Restrictions regulating and controlling the use and development of certain real property known and described as the Bar-B-Bar Meadows Subdivision, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on December 16, 1992 as Plat No. 763, is made to be effective as of the date of approval by the Board of County Commissioners of Teton County, Wyoming, and is made by Bar-B-Bar Corporation, a Delaware Corporation of 7200 N. Bar-B-Bar Road, Jackson, Wyoming, hereinafter referred to as "Declarant". This Amendment to the Declaration of Covenants, Conditions and Restrictions shall amend that Declaration dated December 4, 1992 and recorded December 16, 1992 in Book 262 of Photo, page 1182 to 1207, in the Office of the Teton County Clerk, Teton County, Wyoming. The Property is of high scenic and natural value and Declarant is adopting the following amendments to the Declaration of Covenants, Conditions and Restrictions pursuant to and in accordance with the authority reserved to Declarant in those Covenants, Declarant owning and retaining control of more than 35% of the Property subject to the Covenants and these amendments, and is made to modify the setbacks for the Subdivision by decreasing them for all lots by ten (10) feet in each direction resulting in building setback requirements still in excess of those requirements imposed by the Zoning and Land Use Development Regulations of Teton County, Wyoming, and for the purpose of clarifying the method of allocating home owners assessments amongst various categories of lots, determined by size, and providing for a minimum assessment.

NOW, THEREFORE, Declarant hereby declares that all of the Property comprising the Subdivision shall be owned, held, sold, conveyed, encumbered, leased, used, occupied and developed subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions described above and as further amended by these Amendments, all of which are for the purpose of protecting the value and desirability of, and which shall run with, the real Property comprising the Subdivision and be binding on all parties having any right, title or interest in the described Property comprising the Bar-B-Bar Meadows Subdivision, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any part thereof, with the foregoing described amendments being more particularly set forth as follows:

Grantor: BAR-B-BAR CORPORATION ET AL
Grantee: THE PUBLIC
Doc 0393491 bk 303 pg 955-959 Filed at 09:54 on 04/06/95
V Jolynn Coonce, Teton County Clerk fees: 14.00
By VIRGINIA BLAIR Deputy

1. Article II, Section 3, Building Design, subparagraph (b), is amended to read as follows:

(b) All buildings and accessory structures shall be constructed within amended setback lines as follows:

1. Where a building envelope is provided on the Plat of the subdivision to which this Declaration applies, the building envelope shall be deemed to have been expanded by ten (10) feet in each direction, except there shall be no extensions in to the Elk Migration Corridor, and all above-ground structures shall be constructed within the expanded building envelope as expanded ten (10) feet by this Amendment.
2. Where no building envelopes are depicted on the Plat, the setbacks, with the exception of the O'Neill property, shall be reduced by ten (10) feet in each direction from those designated on the plat of the subdivision.
3. Regardless of setbacks and their reduction by this amendment, the total development area for any lot shall not exceed twenty percent (20%) of the total lot area.
4. The total contiguous development area for all lots is in addition, subject to zoning rules and regulations of Teton County as they exist from time to time, including requirements regarding impervious surfaces.

2. Article VIII, Section 7, Uniform Rate of Assessment, is hereby amended to read as follows:

Section 7. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate based on acreage, with the lots classified in three (3) categories. Category One lots are Lots 40 through 82, being generally between 1.01 and 1.86 acres in size. Category Two lots are Lots 15 through 30, being generally between 3.00 and 3.99 acres in size. Category Three lots are Lots 1 through 14, being generally larger than 17 acres in size. The assessments for Category Two lots shall be two-thirds of the assessment for Category Three lots and the assessment for Category One lots shall be one-third of the assessment for Category Three lots. Lots upon which no residence or other improvements (excluding fences) have been constructed shall be assessed one-half of the regular assessments for their respective categories from the date of this amendment until commencement of construction of a residence or other improvements at which time the regular full assessment shall apply.


3. All of the rest and remainder of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bar-B-Bar Meadows Subdivision, shall remain unchanged and in full force and effect.

4. These Amendments shall take effect immediately upon approval of the Board of County Commissioners of Teton County, Wyoming. Such approval shall be for this Amendment only and any further amendments of Article II, Section 3(b), shall require

STATE OF New York
COUNTY OF New York ss.

The foregoing instrument was acknowledged before me by Max C. Chapman, Jr. and Helen Osiecki, before me and to me known to be the persons that executed the foregoing as President and Secretary, respectively, of Bar-B-Bar Corporation, and severally acknowledged that they executed the foregoing as such officers in the name of and on behalf of said corporation this 8th day of March, 1995.

Witness my hand and official seal,


Notary Public

My Commission Expires:

PETER J. CHEPUCAVAGE
Notary Public, State of New York
No. 02CH5020723
Qualified in New York County
Commission Expires Nov. 20, 1995

