

**Amendment Number 1  
to  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
CLARK'S KNOLL TOWNHOMES**

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

THIS AMENDMENT NUMBER 1 consisting of two (2) pages plus exhibits is made by Wyoming Design Group, LLC, a Wyoming Limited Liability Company at 519 South Cache Drive, Jackson, Wyoming, hereinafter referred to as Declarant, for itself, its successors, grantees, and assigns, for the purpose of clarifying the Declaration of Covenants, Conditions and Restrictions for Clark's Knoll Townhomes dated August 2, 1993 and recorded as Doc 359017 bk 276 pages 0038 to 0076 filed on September 2, 1993.

NOW, THEREFORE, acting within the conditions of the Covenants, Conditions and Restrictions, Declarant does hereby publish and declare that the following Amendment Number 1 shall be deemed to run with the land, shall be a burden and a benefit to Declarant, its heirs, executors, administrators and assigns, and any person or entity acquiring or owning an interest in the applicable real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

1. Revise second paragraph to read:

"WHEREAS, Declarant is the owner of certain real property located in Teton County, Wyoming as described on Exhibits A and A1. Exhibit A describes lots 12, 13 and 14 of block 2 of the Harold Clark Plat and part of SE1/4NW1/4 section 34 T41N R116W Teton County Wyoming, (formerly known as the Drownes property) while exhibit A1 describes lots 15 and 16 of block 2 of the Harold Clark Plat and part of SE1/4NW1/4 section 34 T41N R116W Teton County, Wyoming (formerly known as the Clark property). Exhibits B1, B2 and B3 are also attached hereto and describe respectively the Clarks Knoll First, Second and Third Additions to the Town of Jackson. Final Plats of these Additions have been filed with the County Clerk of Teton County Wyoming. Future lots will be added by further exhibits as construction is completed.

2. Where the term "Wyoming Design Group ,LLC, a Wyoming Corporation" appears, revise to read "Wyoming Design Group, LLC, a Wyoming Limited Liability Company"

3. Include with this Amendment for recording purposes pages '16' and '19' of the Declaration of Covenants, Conditions and Restrictions dated August 2, 1993. These

Grantor: WYOMING DESIGN GROUP LLC  
Grantee: THE PUBLIC  
Doc 0387992 bk 299 pg 837-843 Filed at 3:00 on 12/16/94  
V Jolynn Coonce, Teton County Clerk fees: 18.00  
By CLAIRE K ABRAMS Deputy

pages have not been revised and are included herein because they were not recorded with the original document. "NOT RECEIVED" *sed*

IN WITNESS WHEREOF, this Declaration has been executed by the Declarant effective as of the date of recordation hereof.

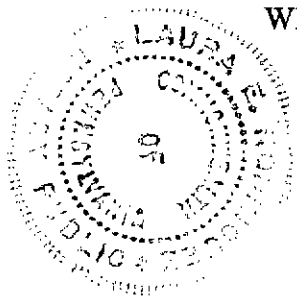
WYOMING DESIGN GROUP, LLC

(seal) By Francis McKibbin, Jr.  
Francis McKibbin, Jr., President

*Pennsylvania*  
STATE OF ~~WYOMING~~ )  
*Philadelphia* ) ss.  
COUNTY OF ~~TETON~~ )

The foregoing instrument was acknowledged by Francis McKibbin, Jr. known and known by me to be the President of Wyoming Design Group, LLC, and who acknowledged said instrument for and on behalf of said corporation, this 14th day of November, 1994.

WITNESS my hand and official seal.



*Laura E. Rodriguez*

Notary Public  
NOTARIAL SEAL  
LAURA E. RODRIGUEZ, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires May 22, 1995

(seal)  
My commission expires: 5-22-95

OCT-16-94 SUN 20:36

EXHIBIT A  
AMENDMENT #1

DESCRIPTION FOR FIFTH FEDERAL CORPORATION  
OF CLARKS KNOLL EXTERIOR

To wit:--

Lot 12, Lot 13 and Lot 14 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, as shown on that map on file in said Office as Map No. D-46, AND,

that part of the SE1/4NW1/4 of Section 34, T41N, R116W, Teton County, Wyoming, lying and being situated between the above described Lots 12, 13 and 14 and Tract A of the Snow King Resort property, as shown on that Lot Division Map of record in said Office as Map No. T-71-A, bounded on the west by a southerly protraction of the west line of said Lot 14 and bounded on the east by a southerly protraction of the east line of said Lot 12.

*Scott A. Schabel*  
16 December 1992  
des/mckaccess p.5

Professional Land Surveyor  
Paul N. Schabel  
Registration No. 164  
Scott A. Schabel  
Registration No. 2022  
Marion A. Schabel  
Registration No. 1168  
SURVEYOR SCHABEL, LTD.  
617 Flinn, Wyoming 83112  
Jackson Wyoming 83101  
A.M. Wyoming 81151

"Modification in any way of the foregoing description terminates liability of the surveyor"

SSLTD BP

DESCRIPTION FOR  
WYOMING DESIGN GROUP  
OF CLARK TRUST TRACT

To wit:--

Lot 15 and Lot 16 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136 as shown on that map on file in said Office as Map No. D-46,

AND,

that part of the SE1/4NW1/4 of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming, lying and being situated between the south line of the above described lots 15 and 16 and the north line of Tract A of the Snow King Resort property as it is shown on that Lot Division Map of record in said Office as Map No. T-71-A, and bounded on the east by a southerly prolongation of the east line of said Lot 15 and on the west by a southerly prolongation of the west line of said Lot 16.

  
16 August 1993  
/des/mckibben,p.9

CERTIFICATE OF SURVEYOR

EXHIBIT B1  
AMENDMENT #1

State of Wyoming )  
County of Sublette )ss...

I, Scott A. Scherbel, of Big Piney, County of Sublette, State of Wyoming, hereby certify that this plat was made from notes taken during an actual survey performed by Maurice J. Zardus, Jr., under my supervision during 1992 and 1993 and that it correctly represents the **CLARKS KNOLL FIRST ADDITION** to the Town of Jackson;

that the said Addition has been accurately surveyed, that the parts thereof are accurately staked off and marked with an appropriate metal monument, including magnetic iron and inscribed at least with the registration number of the land surveyor to provide source identification, at all lot corners of the said Addition, and that their location is correctly shown hereon;

that, to the best of my knowledge, it conforms with the Municipal Code of the Town of Jackson and with all applicable State Laws that the error of closure of the traverse of the outer boundary of this Addition is no greater than one part in ten thousand;

that said Addition is described as follows:

that part of the SE1/4NW1/4 of Section 34, T41N, R116W, within the incorporated limits of The Town of Jackson, Teton County, Wyoming, including a part of Lots 12, 13 and 14 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, described as follows:

**BEGINNING** at the southeast corner of said Lot 12;

thence S00°04'41"E, 70.21 feet, along the east line of that tract of record in said Office in Book 10 of Photo on pages 404 to 405 as it is shown on said Map No. D-46 to a point on the northeast line of the Snow King Resort tract of record in said Office in Book 12 of Deeds on page 630 found as shown on that map of record in said Office as Map No. T-71-A titled "MAP TO ACCOMPANY LOT DIVISION PERMIT AMERICANA SNOW KING RESORT...", dated 1982-83;

thence N59°02'27"W, 94.21 feet, along said northeast line to an angle point marked by a 2" galvanized steel pipe, 28" long, with a brass cap inscribed: PAUL N. SCHERBEL RLS 164 BIG PINEY WYOMING", and appropriate details;

thence N88°31'18"W, 8.03 feet, along the north line of said Snow King Resort tract to a point;

thence N59°21'46"W, 9.21', to a point;

thence N88°31'18"W, 44.20', to a point;

thence N00°07'49"E, 32.76 feet, to a point;

thence N30°30'53"E, 90.49 feet, to a point;

thence S59°-16'-11"E, 110.21 feet, to a point on the east line of said Lot 12;

thence S00°06'28"E, 38.69 feet, along said east line to the **POINT OF BEGINNING**;

ENCOMPASSING an area of 0.314 acre, more or less;

Professional Land Surveyor -- Registration No. 3889

The foregoing instrument was acknowledged before me by Scott A. Scherbel this 23rd day of August, 1993  
Witness my hand and official seal.

*Debra Blain*

9/1/95

CERTIFICATE OF SURVEYOR

State of Wyoming )  
County of Sublette )ss...

I, Scott A. Scherbel, of Big Piney, County of Sublette, State of Wyoming, hereby certify that this plat was made from notes taken during an actual survey performed by Maurice J. Zardus, Jr., under my supervision during 1992 and 1993 and that it correctly represents the CLARKS KNOLL SECOND ADDITION to the Town of Jackson;

that the said Addition has been accurately surveyed, that the parts thereof are accurately staked off and marked with an appropriate metal monument, including magnetic iron and inscribed at least with the registration number of the land surveyor to provide source identification, at all lot corners of the said Addition, and that their location is correctly shown hereon;

that, to the best of my knowledge, it conforms with the Municipal Code of the Town of Jackson and with all applicable State Laws; that the error of closure of the traverse of the outer boundary of this Addition is no greater than one part in ten thousand;

that said Addition is described as follows:

that part of Lots 12 and 13 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, within the SE1/4NW1/4 of Section 34, T41N, R116W, described as follows:

BEGINNING at the northeast corner of CLARKS KNOLL FIRST ADDITION to the Town of Jackson of record in said Office as Plat No. 136, N00°06'28"W, 38.69 feet of the southeast corner of said Lot 12;

thence N00°06'28"W, 143.16 feet, along the east line of lot 12, of said HAROLD CLARK PLAT, to the northeast corner thereof;

thence N64°34'56"W, 44.50 feet, along the north line of said lot 12 to an angle point;

thence S89°48'19"W, 9.03 feet, along the north line of said lot 12 to the northeast corner of lot 13 of said HAROLD CLARK PLAT;

thence continuing S89°48'19"W, 45.44 feet, along the north line of said Lot 13 to a point N89°48'19"E, 5.33 feet, of the northwest corner of said Lot 13;

thence S00°06'28"E, 105.76 feet, to the northerly corner of said CLARKS KNOLL FIRST ADDITION;

thence S59°16'11"E, 110.21 feet, along the northeast line of said ADDITION to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.28 acre, more or less;

*Scott A. Scherbel*

Professional Land Surveyor -- Registration No. 3889  
1/26/94

The foregoing instrument was acknowledged before me by Scott A. Scherbel this 26<sup>th</sup> day of JANUARY, 1994.  
Witness my hand and official seal.

*[Signature]*

EXHIBIT B3  
AMENDMENT #1

CERTIFICATE OF SURVEYOR

State of Wyoming )  
County of Sublette )ss...

I, Scott A. Scherbel, of Big Piney, County of Sublette, State of Wyoming, hereby certify that this plat was made from notes taken during an actual survey performed by Maurice J. Zardus, Jr., under my supervision during 1992, 1993 and 1994 and that it correctly represents the CLARKS KNOLL THIRD ADDITION to the Town of Jackson;

that the said Addition has been accurately surveyed, that the parts thereof are accurately staked off and marked with an appropriate metal monument, including magnetic iron and inscribed at least with the registration number of the land surveyor to provide source identification, at all lot corners of the said Addition, and that their location is correctly shown hereon;

that, to the best of my knowledge, it conforms with the Municipal Code of the Town of Jackson and with all applicable State Laws; that the error of closure of the traverse of the outer boundary of this Addition is no greater than one part in ten thousand;

that said Addition is described as follows:

that part of Lots 13, 14 and 15, of Block 2 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, within the SE1/4NW1/4 of Section 34, T41N, R116W, described as follows:

BEGINNING at the northwest corner of CLARKS KNOLL SECOND ADDITION to the Town of Jackson of record in said Office as Plat No. 801, N89°48'19"E, 5.33 feet from the northeast corner of said Lot 14;

thence S00°06'28"E, 105.76 feet, along the west line of said CLARKS KNOLL SECOND ADDITION to the southwest corner of said CLARKS KNOLL SECOND ADDITION;

thence S30°30'53"W, 29.87 feet, along the northwest line of CLARKS KNOLL FIRST ADDITION, of record in said Office as Plat No. 785 to a point;

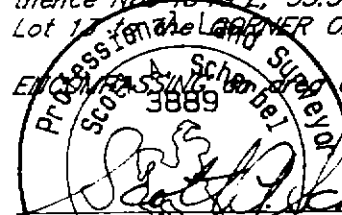
thence N70°09'40"W, 77.79 feet, to a point;

thence N00°07'49"E, 104.57 feet, to a point on the north line of said Lot 15;

thence N89°25'38"E, 32.57 feet, to the northeast corner of said Lot 15;

thence N89°48'19"E, 55.33 feet, along said north line of said Lot 14 and Lot 15 to the LEANER OF BEGINNING;

Containing an area of 0.24 acre, more or less;



Professional Land Surveyor -- Registration No. 3889  
Date June 10, 1994

The foregoing instrument was acknowledged before me by Scott A. Scherbel this TENTH day of JUNE, 1994.  
Witness my hand and official seal.

10 JUN 14 1994