

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

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 and re-recorded on December 20, 1994 as Doc 0388152 bk 299 pages 1016 to 1055 for the purpose of adding previously missing pages 16 and 19.

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, B3, B4 and B5 are also attached hereto and describe respectively the Clarks Knoll First, Second, Third, Fourth and Fifth Additions to the Town of Jackson. Final Plats of these Additions have been filed with the County Clerk of Teton County Wyoming.

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

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

Grantor: WYOMING DESIGN GROUP LLC  
Grantee: THE PUBLIC  
Doc 0399201 bk 307 pg 55-63 Filed at 11:19 on 07/05/95  
V Jolynn Coonce, Teton County Clerk fees: 22.00  
By JULIE HODGES Deputy



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. Schmitt*

16 December 1992  
des/mckaccess p.5

Professional Land Surveyor  
Paul H. Schmitt  
Registration No. 244  
Scott A. Schmitt  
Registration No. 2589  
Marlene A. Schmitt  
Registration No. 2166  
SURVEYOR SCHMITT, LTD.  
See Plat, Wyoming #1172  
Laramie, Wyoming 82001  
Also Wyoming #1170

SSLTD BP

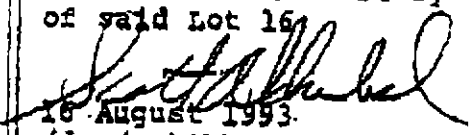
**DESCRIPTION FOR  
WYOMING DESIGN GROUP  
OF CLARK TRUST TRACT**

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 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;

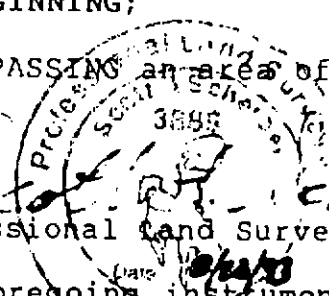
thence N00°07'49"E, 32.76 feet, to a point;

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 22nd day of August, 1993  
Witness my hand and official seal.

Debbi 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;

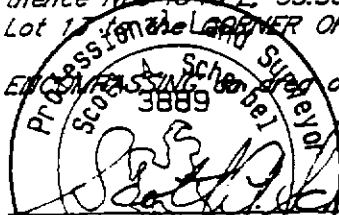
thence N70°09'40"W, 77.79 feet, to a point;

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 CORNER OF BEGINNING;

ENCLOSING an area of 0.24 acre, more or less;



*Scott A. Scherbel*  
Professional Land Surveyor -- Registration No. 3889  
Date *June 1994*

The foregoing instrument was acknowledged before me by Scott A. Scherbel on the *10th* day of *JUNE*, 1994.  
Witness my hand and official seal.

10 JUN 14 1994 10 JUNE 1994

State of Wyoming )  
County of Sublette )ss..

I, Scott A. Scharbel, 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 Charles A. Cree under my supervision during July 1994 and that it correctly represents the CLARKS KNOLL FOURTH 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 15 and 16 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 THIRD ADDITION to the Town of Jackson of record in said Office as Plat No. 810, S89°25'38"W, 17.63 feet of the northwest corner of said Lot 15;

thence S00°07'49"W, 104.57 feet, along the west line of said, CLARKS KNOLL THIRD ADDITION;

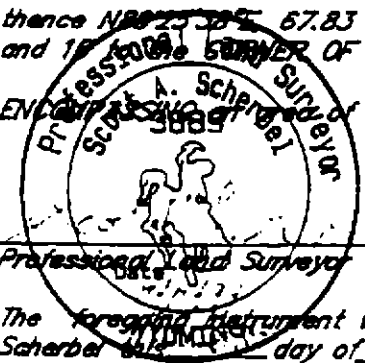
thence S70°09'40"E, 44.34 feet, along the southwest line of said CLARKS KNOLL THIRD ADDITION;

thence S89°53'31"W, 109.56 feet, to a point on the west line of said Lot 16;

thence N00°07'46"E, 119.15 feet, along said west line to the northwest corner of said Lot 16;

thence N89°25'38"E, 67.83 feet, along the north line of said Lots 15 and 16 to the CORNER OF BEGINNING;

ENCLOSURE of 0.19 acre, more or less;



Professional Land Surveyor -- Registration No. 3689

The foregoing instrument was acknowledged before me by Scott A. Scharbel this \_\_\_\_\_ day of \_\_\_\_\_, 1994.  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My commission expires:

CERTIFICATE OF SURVEYOR

EXHIBIT B5  
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 Chuck A. Cree, under my supervision during February 1995 and that it correctly represents the CLARKS KNOLL FIFTH 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 non-foundation 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 14, 15 and 16 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, described as follows:

BEGINNING at the southwest corner of Clarks Knoll Fourth Addition to the Town of Jackson of record in said Office as Plat No. 829, on the west line of said Lot 16;

thence N89°53'31"E 109.56 feet, along the south line of said Addition to a point on the southwesterly line of Clarks Knoll Third Addition to the Town of Jackson of record in said Office as Plat No. 810;

thence S70°09'40"E 33.45 feet, along said southwesterly line to a point on the northwesterly line of Clarks Knoll First Addition to the Town of Jackson of record in said Office as Plat No. 785;

thence S30°30'53"W, 60.62 feet, along said northwesterly line to a point;

thence S00°07'49"W, 32.76 feet, along the west line of said First Addition, to a point;

thence N88°31'18"W, 10.00 feet, to a point;

thence S00°07'49"W, 4.49 feet, to a point on the north line of the Snow King Resort tract of record in said Office in Book 12 of Deeds on page 630;

thence N88°31'18"W, 100.42 feet, along said north line to a point at the intersection of said north line with the southerly extension of the west line of said Lot 16;

thence N00°07'46"E, 97.77 feet, along said extension and the west line of said Lot 16 to the POINT OF BEGINNING;

area of 0.27 acre, more or less;



Professional Land Surveyor — Registration No. 3889

The foregoing instrument was acknowledged before me by Scott A. Scherbel on the 15th day of February, 1995.

Witness my hand and official seal.  
D. J. ...

