

Courtesy of



DECLARATION OF ADDITIONAL COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
LOTS 2 AND 4 OF EASTRIDGE ADDITION

This is a Declaration of Additional Covenants, Conditions and Restrictions regulating and controlling the use and development of real property known as Lots 2 and 4 of Eastridge Addition to the Town of Jackson, Wyoming according to that plat filed in the Office of the Teton County Clerk as Plat No. 730, made effective on the filing hereof, by Stormy Mountain Limited Liability Company, LLC, a Wyoming limited liability company, the owner of Lot 2, and The Millward Corporation, a Wyoming corporation, the owner of Lot 4, both of Teton County, Wyoming, collectively hereinafter referred to as "Declarant".

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

Section 1. Purpose. Declarant is the owner of Lots 2 and Lot 4 of Eastridge Addition which lots have each been approved by the Town of Jackson, Wyoming, for two single family attached units which will each share a party wall on their respective lot. The subject property is presently encumbered and is subject to that Declaration Of Covenants, Conditions And Restrictions Eastridge Addition To The Town Of Jackson filed on August 29, 1991 as Plat No. 730 (original covenants). Those covenants do not provide for maintenance of party walls or other shared elements. It is the intent of this filing of additional covenants that the original covenants be supplemented and not superseded.

Section 2. Declaration. Declarant hereby declares that Lots 2 and 4 of Eastridge Addition, and any part hereof, shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following additional covenants, conditions, and restrictions. These additional covenants shall run with Lots 2 and 4 of Eastridge Addition, or any portion thereof, and shall be binding upon all parties having or acquiring any legal or equitable interest in or title

Grantor: STORMY MOUNTAIN LIMITED\* ET AL  
Grantee: THE PUBLIC  
Doc 0390742 bk 301 pg 912-915 Filed at 08:43 on 02/07/95  
V Jolynn Coonce, Teton County Clerk fees: 12.50  
By Gloria J. Frank Deputy

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

~~Grantor: STORMY MOUNTAIN LIMITED\* ET AL  
Grantee: THE PUBLIC  
Doc 0390009 bk 301 pg 172-175 Filed at 12:05 on 01/24/95  
V Jolynn Coonce, Teton County Clerk fees: 12.00  
By Gloria J. Frank Deputy~~

to property, and shall inure to the benefit of all the owners of the property or any part thereof.

3. Party Wall Maintenance. (a) Each wall which is built as a part of the original construction of the two single family attached units on each lot which constitutes the dividing line between the units built thereon shall constitute a party wall.

(b) The costs of routine repair and maintenance of a party wall shall be equally shared by the owners of the single family attached units. Each party is licensed by the other to enter on the other party's premises at reasonable times to make necessary excavations or do other work necessary to repair or restore the party wall. The general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto. The right of any owner to contribution from any other owner under these covenants shall be appurtenant to and run with the land.

(c) The exterior of the single family attached units shall be maintained in accordance with the general standards set forth in Article VII, Design And Architectural Standards, of the original covenants.

4. Insurance. Each owner of a single family attached unit shall keep their respective unit insured against loss by fire, with extended coverage provisions, to the full insurable value thereof, with the Eastridge Homeowner's Association named as a co-insured. A copy of the insurance policy or any renewal documents shall be supplied to Eastridge Homeowner's Association on an annual basis. In the event that an owner fails to maintain insurance on the unit to its full insurable value, the Eastridge Homeowner's Association may procure the insurance in which event the amount paid by the association shall constitute a lien upon the unit pursuant to Article V, Covenant For Maintenance Assessments, of the original covenants.



STATE OF WYOMING )  
                                  )  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me this 5 day of December, 1994 by Scott Shepherd known to me to be the president of The Millward Corporation, the owner of Lot 4 of Eastridge Addition.

WITNESS my hand and official seal.



Michele L. Finkes  
Notary Public  
My Commission expires: Sept 27, 1995