

AMENDMENT AND COMPLETE RESTATEMENT
OF THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

This Amendment and Complete Restatement of the Declaration of Protective Covenants of Grand Teton Meadow Subdivision, hereinafter referred to as this "Declaration", is made by the owners of those lots of the Grand Teton Meadow Subdivision who have executed consents attached to this Declaration, hereinafter collectively referred to as "Declarants", for themselves, their successors, grantees, and assigns, for the purpose of defining the rights and obligations of ownership of the lots.

WHEREAS Ralph R. Moulton and Alida Moulton, as husband and wife, ("Moulton") originally recorded a Declaration of Restrictive Covenants in the Teton County Clerk's office on December 28, 1972 in Book 22 of Photo, Pages 339-344 ("Moulton Declaration") against the real property located in Teton County, Wyoming, that was subsequently subdivided into Grand Teton Meadow Subdivision.

WHEREAS Moulton's successor-in-interest, Richard E. Riebel and Audrey R. Riebel ("Riebel"), subdivided the real property that was subject to the Moulton Declaration into Grand Teton Meadow Subdivision by recording Plat No. 286 in the office of the Teton County Clerk on August 23, 1976 (the "Subdivision").

WHEREAS Plat No. 286 stated that "the Subdivision is subject to Covenants and Restrictions of record including those of record in Book 22 of Photo on pages 339-344", which is the reference for the Moulton Declaration. On the same day Plat No. 286 was recorded, and presumably in connection therewith, Riebel recorded a Declaration of Restrictive Covenant in Book 50 of Photo, Pages 4 to 12 ("Riebel Declaration").

WHEREAS the President, Treasurer and Secretary of the Architectural Committee of Grand Teton Meadows Subdivision recorded an Amended Declaration of Restrictive Covenants for Grand Teton Meadows Subdivision in the Teton County Clerk's office on January 30, 1991 in Book 23 of Photo, Pages 1066-1073 ("Amended Declaration"), which purported to supercede all prior Declarations and to become the official Declaration of Restrictive Covenants for Grand Teton Meadows Subdivision.

WHEREAS the Declarants desire to repeal, replace and supercede in their entirety the Moulton Declaration, Riebel Declaration and Amended Declaration with this Declaration; and

WHEREAS, according to the terms of paragraph 18 of the Moulton Declaration, paragraph 17 of the Riebel Declaration and paragraph 17 of the Amended Declaration, the Declarants, as the record owners of a majority of the property subject to the Moulton Declaration, Riebel Declaration and Amended Declaration, have the right to amend such covenants upon the written consent of such record owners, provided said consent shall be filed in

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

GRANTOR: ROYERS, DAVID M ET AL
GRANTEE: THE PUBLIC
Doc 0761149 bk 741 pg 553-591 Filed At 16:42 ON 10/07/09
Sherry L. Daigle Teton County Clerk fees: 156.00
By Mary Smith Deputy

the same manner as the Moulton Declaration, Riebel Declaration and Amended Declaration in the Teton County Clerk's office.

NOW, THEREFORE, the Declarants do hereby amend and restate in their entirety the Moulton Declaration, Riebel Declaration and Amended Declaration with this Declaration, which shall completely supercede said prior declarations, and declare that all of the lots within Grand Teton Meadow Subdivision according to Plat No. 286 shall be owned, held, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the lots and the subdivision, and which shall run with the lots and be binding on all parties having any right, title or interest in any lot or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each lot owner. For purposes of this Declaration, the term "lot" or "lots" shall refer to any lot or lots shown on Plat No. 286, or any parcel or parcels that results from the subdivision or split of any lot shown on Plat No. 28 into two (2) lots pursuant to these covenants; provided, however, that for purposes of membership in the Association, voting, assessments and future amendments to these covenants, any lot which is larger than four and one-half (4 ½) acres and which may be further subdivided pursuant to these covenants shall be considered two (2) lots.

1. RESIDENTIAL USE: Each lot is hereby restricted in use for residential purposes only, and neither the lot nor any improvements thereon shall be used for any commercial, industrial, public, illegal or immoral purpose, and no public nuisance shall be maintained or permitted to exist thereon. Provided, however, any person who practices a profession such as doctor, lawyer, architect, engineer or such other similar occupation, may maintain as an integral part of the physical residence, an office which may not be his principal office.

2. CONSTRUCTION: Only new construction or alteration of existing construction shall be permitted. All buildings and fencing shall be western in character, design and architecture. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling including a private garage except that a suitable guest house for a single family, and a separate private garage, and a building incidental to ranch use may be permitted if of similar design character to the principal residence; provided, that there shall be no more than a total of three (3) structures, and that no such building of any type shall exceed twenty-four feet above grade, in height. All construction and alteration shall comply with all applicable codes and regulations.

3. SUBDIVISION: No lot shall be subdivided into a parcel containing less than two and one-fourth (2 1/4) acres.

4. UTILITIES: All utilities and service lines and fuel storage tanks shall be underground, except that propane tanks may be above ground if permitted by safety codes and if they are screened from view. Coal shall not be used for fuel. The owner of each lot shall provide an enclosed incinerator for disposing of trash and garbage. No rubbish, debris, ashes, or trash of any kind shall be placed or permitted to accumulate upon any lot.

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5. WASTE DISPOSAL: Each structure designated for occupancy or use by human beings shall be connected to a private individual waste disposal system at the owner's expense. Such waste disposal systems shall conform to the standards applicable for the area including, without being limited to, the Wyoming Department of Environmental Quality, and no out-door toilets shall be permitted.

6. WATER SYSTEM: Each structure designed for occupancy or use by human beings shall be connected to a private water supply system at the owner's expense and such water system shall conform to the standards applicable for the area, including, without being limited to, the Wyoming Department of Environmental Quality.

7. EXCAVATION AND MINING: No excavation of any kind including that for stone, sand, gravel or earth shall be made on any lot except for such excavation as may be necessary in the connection with the erection of an improvement thereon. No oil drilling, oil development operations, quarrying, or mining operations of any kind shall be permitted upon said property.

8. CONTINUITY OF CONSTRUCTION: All structures commenced shall be prosecuted diligently to completion and shall be completed within 12 months of commencement. If the construction progress is slowed or interrupted, the construction site shall be cleaned up into a neat, orderly and safe place.

9. FENCES: No fences may be erected on any property line except a pole-type fence. No hedges of any type will be permitted over six feet in height. No other fences, hedges or walls shall be erected or maintained except to screen service areas, patios, swimming pools or other elements directly related to the main structure, and all such fences shall be limited to the materials prescribed for buildings, shall be a maximum of eight feet in height, and shall fall within the set-back limits prescribed for dwellings, except for property line fences. Fences for pets are permitted if they are of materials prescribed for buildings or if they are of the chain link type so long as they are no larger than 900 square feet in area and not over eight feet in height and shall fall within the set-back limits prescribed for dwellings.

10. ARCHITECTURAL CONTROL, DESIGN AND CONSTRUCTION: All buildings as hereinafter provided, being of ranch style or western character, design and architecture shall have a roof having a pitch of no more than eight feet in twelve feet, and the exterior of such roof shall be either natural cedar shake, shingle, metal, or built up roof and gravel.

The exterior of all buildings shall be wood, stone, brick, stucco, or other materials suitable to buildings of ranch character, but in no event shall such exterior be of exposed concrete or cinder block, painted or unpainted, in excess of 30 % of the total exterior walls. All exposed metals or plastics shall have a dull colored finish, or shall be flat color anodized or painted.

No building shall be erected, placed, or altered on any lot until construction plans and specifications and a plan showing the location of the structure have been approved by the Board of Directors ("Board") of the Grand Teton Meadows Homeowners Association as to quality of

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workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. If changes are to be made after the Board has approved the construction plans and specifications, these changes must be submitted to the Board for approval. Approval shall be as hereinafter provided.

11. IMPROVEMENTS SET-BACK: No improvement, except property line fences shall be constructed closer to any property line or easement line than a distance of 25 feet. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of such improvement. Provided, however, that this shall not be construed to permit any portion of a building on a lot owned by one party to encroach upon a lot owned by another party.

12. MINIMUM DWELLING FLOOR SPACE: No dwelling shall be permitted or erected upon any lot containing a floor space of less than 950 square feet, exclusive of a garage and a guest house, and of any basement.

13. REMOVAL OF TREES: Except as is necessary for the construction of improvements in accordance with the terms hereof, native trees shall not be removed from any lot except that this prohibition shall not apply to trees which by reason of storm damage or disease shall be totally destroyed or substantially so.

14. NUISANCES: No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done, tolerated or suffered thereon which may become an annoyance or nuisance to other lot owners.

15. TEMPORARY RESIDENCE: No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot shall be at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except during a period of construction of no longer than 12 months.

16. SIGNS: No signs of any kind or character shall be displayed to the public view on any lot, except:

- (a) A sign advertising the premises for sale or rent, or open for inspection, which sign shall not exceed a surface area of six square feet.
- (b) A sign identifying the owner or occupant of a residence situated upon said lot, which sign shall not have a surface area exceeding two square feet.
- (c) Any light used to illuminate signs, parking areas or for any other purpose shall be so arranged as to reflect the light away from the nearest residence and away from the vision of passing motorists.

17. HORSES AND HOUSEHOLD PETS: Horses not to exceed three horses, and household pets not to exceed three household pets, may be kept on each lot. All owners of animals shall exercise such proper care and control of their animals to prevent them from becoming noxious or offensive to others and from becoming a nuisance. "Nuisance" means any noisy animal, any vicious animal, or any animal which chews, tears, & digs, or scratches, litters or soils, destroys, or in any other manner injures clothing, garbage containers, gardens, lawns,

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trees, shrubbery, or any other property within the subdivision. If an owner desires to have an animal other than a horse or a household pet on his lot he must first obtain the written approval of a majority of the owners.

18. AMENDMENTS AND MODIFICATIONS: These covenants and the conditions hereof may be amended, modified or repealed at any time by the written consent of the record owners of a majority of the lots subject to this Declaration.

19. SEVERANCE: Any invalidation by a court of competent jurisdiction of any one or more of these covenants, or conditions, hereof, shall be deemed to be severed from all other terms and conditions herein, and the remaining terms and conditions shall not be affected in any manner by such decree and shall remain in full force and effect.

20. WATER AND DITCH RIGHTS: Each lot is subject to the law, privileges, responsibilities and rules and regulations governing water and ditch rights within the State of Wyoming, and specifically, the rights of ditch owners to enter lots for the purpose of maintaining and cleaning such ditch.

21. HOMEOWNERS ASSOCIATION: The Grand Teton Meadows Owners Association, a Wyoming nonprofit corporation, (the "Association") shall be responsible for administering and enforcing the provisions of this Declaration. The rights, duties, assessments and other obligations of the Association shall be governed by this Declaration and by the Articles of Incorporation and Bylaws of the Association, together with its general powers as a non-profit corporation, subject only to the limitations upon the exercise of such powers as are expressly set forth in this Declaration and in the Articles and Bylaws of the Association.

- (a) Membership. Every person or entity who is a record owner of a fee interest in any lot which is subject to this Declaration shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to this Declaration.
- (b) Voting Rights. Each member shall have one vote to cast upon any matter to be decided upon a vote of the members. If there is more than one person or entity owning a lot, the vote of such members shall be cast as determined by the owners of such lot. In no event shall more than one vote be cast with respect to any lot. In the event of any dispute among joint owners of a lot, the board shall have the right to disqualify such member from voting on an issue unless or until the joint owners of such lot have reached agreement as to member's vote.
- (c) Authority of Board. The Board shall have full power and authority to manage the business and affairs of the Association, as more fully set forth in the Articles of Incorporation and Bylaws of the Association, and to do any and all lawful things which may be authorized, required or permitted to be done by the Association.

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The Board's approval or disapproval of any building plans as required in this Declaration shall be in writing. In the event the Board fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

The Board shall have full power and authority to grant variances from this Declaration for good cause shown in order to prevent undue hardship on any lot owner subject to these covenants.

The Association shall have the power and authority to levy assessments against each lot of the subdivision for the purpose of totally defraying any and all expense for the maintenance, repair, upkeep and snow removal of and from any and all common streets or roads within the subdivision and other clerical, mailing, administrative or other reasonable costs incurred for the common good on behalf of the members of the Association, provided that they first obtain the written consent for each such assessment from a majority of the lot owners of record at the time of the levy, and each owner of any lot by acceptance of a deed therefore or a contract for deed therefore, whether or not it should be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association such assessments. No owner of any lot which is unimproved at the time of the levy of any approved assessment shall be required to pay an amount greater than one sixtieth of the total amount of the levy for each lot owned. The remainder of any assessment shall be levied equally against the owners of each improved lot.

If special assessments are to be made for any purpose, they may be made only if there is written consent for each such special assessment from a majority of the lot owners of record at the time of the levy, and each such Owner of any lot by acceptance of a deed therefore or a contract for deed therefore, whether or not it should be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association such assessments. Special assessments may have a different method of assessment among the owners than the formula above for maintenance and snow removal of roads, and other administrative and reasonable costs. At the time special assessments are proposed, the method of assessment will also be defined for approval of the owners.

The assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the lot to which each such interest thereon and cost of collection thereof shall apply, and shall also be the personal obligation of the person who was the beneficial owner of such lot at the time when the assessment fell due.

22. VIOLATIONS: If there are violations to these covenants, the violation may be brought to the attention of the Board for appropriate action. The Board will then issue a 'Notice of Violation' to the owner and request that the owner correct the violation. The owner must then correct the violation or appeal to the Board in writing and give reasons why the violation should

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not be corrected and a variance granted. If the Board does not grant a variance, the owner may then request approval of the owners. If the owner obtains written consent of a majority of the owners, the variance will be granted.

23 ENFORCEMENT AND REMEDIES: The Grand Teton Meadows Owners Association or any owner of a lot within Grand Teton Meadow Subdivision shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, requirements, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Any owner who uses or allows his or her lot to be used or developed in violation of this Declaration further agrees to pay all costs incurred, including reasonable attorney's fees, by the Association or any owner in enforcing this Declaration.

24 HEADINGS: The headings used herein are for convenience only, and are not used in construing the meaning of this Declaration.

IN WITNESS WHEREOF, this Amendment and Complete Restatement to the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision has been executed by not less than a majority of the lot owners pursuant to the Consents of Owners attached hereto and by this reference incorporated herein, and is effective as of the date of recordation hereof.

[CONSENTS OF OWNER FOLLOW]

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CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 W1/2 N1/2 S1/2 (cross out all that do not apply) of Lot 7^W of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 27 day of July, 2009.

Signature: Linda McCarron Grant
W.P. Grant

Print Name: Linda M. Grant / William P. Grant

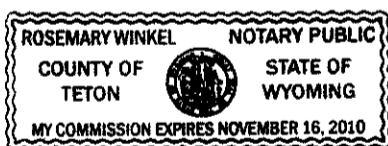
Signature: Debra S. Gaines B. Gaines

Print Name: Debra Gaines / Barry Gaines

STATE OF WY)
COUNTY OF Teton)

This instrument was acknowledged before me on this 27 day of July, 2009
by BARRY L. GAINES ~~DEBRA S. GAINES~~, WILLIAM P. GRANT
LINDA MCCARRON GRANT

WITNESS my hand and official seal.



Rosemary Winkel
Notary Public
My Commission expires:

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 ~~W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 8E of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11 day of July, 2009.

Signature: John R. Hansen TTEE

Print Name: John R. Hansen TTEE

Signature: Constance M. Hansen TTEE

Print Name: Constance M. Hansen TTEE

~~STATE OF Wyoming)
COUNTY OF Teton)~~

~~This instrument was acknowledged before me on this 11 day of July, 2009
by John & Constance Hansen as Owner of Lot 8E Grand Teton
Meadow Subdivision~~

~~WITNESS my hand and official seal.~~

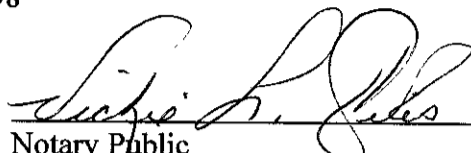


~~Vickie L. Giles
Notary Public
My Commission expires:~~ VLG

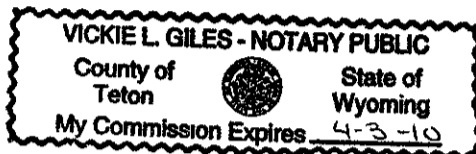
See notary acknowledgement that follows

STATE OF WYOMING)
) ss
COUNTY OF TETON)

The foregoing Consent of Owner was acknowledged before me on the 11th day of July, 2009 by John R Hansen and Constance M Hansen, as Co-Trustees of the Hansen Family 1998 Trust, u/t/a dated April 30, 1998



Notary Public
My Commission Expires: 4-3-10



CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 8W of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11 day of July, 2009.

Signature: [Signature] TTEE

Print Name: John R. Hansen TTEE

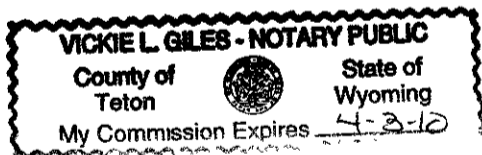
Signature: Constance M. Hansen TTEE

Print Name: Constance M. Hansen TTEE

~~STATE OF Wyoming)
COUNTY OF Teton)~~

~~This instrument was acknowledged before me on this 11 day of July, 2009
by John & Connie Hansen as Owner of lot 8W Grand Teton
Meadow Subdivision.~~

~~WITNESS my hand and official seal.~~



~~[Signature]
Notary Public
My Commission expires:~~

VLG

See notary acknowledgement that follows

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 9 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 19th day of June, 2009.

Signature: Jeff Skinner

Print Name: Jeff Skinner

Signature: Rita Skinner

Print Name: Rita Skinner

STATE OF TN
COUNTY OF Rutherford

This instrument was acknowledged before me on this 19th day of June, 2009 by Jeff
Rita Skinner as Owner of Lot 9 N of Grand Teton Meadow Subdivision

WITNESS my hand and official seal.

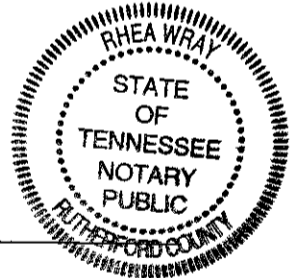
Rhea Wray

Notary Public

My Commission expires:

MY COMMISSION EXPIRES:

April 22, 2012



Amendment and Complete Restatement
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CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
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FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 ~~W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 10 E of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 30 day of June, 2009.

Signature: Stanley J Thyberg

Print Name: STANLEY L. THYBERG

Signature: Floreen Thyberg

Print Name: Floreen Thyberg

STATE OF Idaho)

COUNTY OF Bannock)

This instrument was acknowledged before me on this 30 day of June, 2009 by Stanley L and Floreen Thyberg as owner of lot 10 E of Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Lois Guardipee
Notary Public

My Commission expires: 10-7-2010

CONSENT OF OWNER
TO
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The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 12 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11 day of July, 2009.

Signature: Robert L. Peterson Trustee

Print Name: Robert L. Peterson

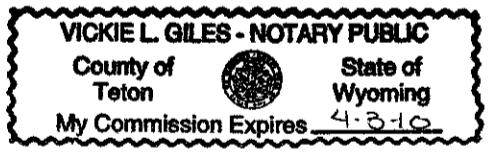
Signature: Anita G. Peterson Trustee

Print Name: ANITA G. PETERSON

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11 day of July, 2009 by Robert & Anita Peterson as Owner of Lot 12 Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires: VLG

See notary acknowledgement that follows

CONSENT OF OWNER
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GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 13 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 24 day of June, 2009.

Signature: *Jerald Jacobson*

Print Name: Jerald Jacobson

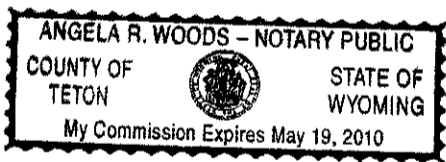
Signature: *Inez Jacobson*

Print Name: Inez Jacobson

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 25 day of June, 2009 by Jerald Jacobson and Inez Jacobson as owner of lot 13 of Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Angela Woods
Notary Public
My Commission expires May 19, 2010

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
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FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 14 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11 day of July, 2009.

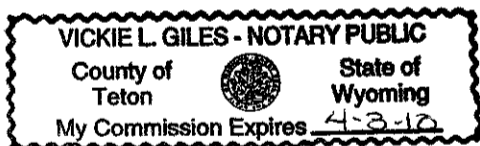
Signature: Jeanne Kirkpatrick
Print Name: Jeanne Kirkpatrick

Signature: Roger Kirkpatrick
Print Name: Roger Kirkpatrick

STATE OF Wyoming
COUNTY OF Teton

This instrument was acknowledged before me on this 11 day of July, 2009 by Jeanne & Roger Kirkpatrick as Owner of lot 14 Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires:

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CONSENT OF OWNER
TO
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FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 16 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 3 day of July, 2009.

Signature: Kathryn Farmer

Print Name: Kathryn Farmer

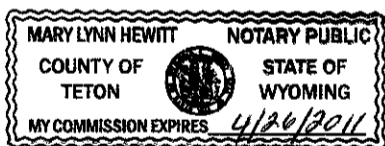
Signature: Walt Farmer

Print Name: WALT FARMER

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 3 day of July, 2009
by Kathryn Farmer^{mlh} and Walt Farmer as owner of lot 16 of
Grand Teton Meadow Subdivision

WITNESS my hand and official seal.



Mary Lynn Hewitt
Notary Public
My Commission expires:

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 20 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11th day of July, 2009.

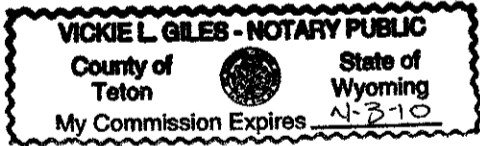
Signature: John J. Hebbenger TTEE
Print Name: John Hebbenger

Signature: Peggy Hebbenger TTEE
Print Name: Peggy Hebbenger

STATE OF WYOMING)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11 day of July, 2009 by John & Peggy Hebbenger as Owner of Lot 20 Grand Teton Meadows Subdivision

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires: VLG

See notary acknowledgement that follows

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 21 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11th day of July, 2009.

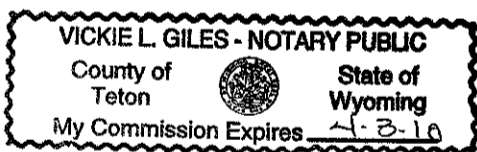
Signature: J. Keith Hall
Print Name: J. Keith Hall Trustee

Signature: Donna J. Hall
Print Name: Donna J. Hall Trustee

~~STATE OF Wyoming)
COUNTY OF Teton)~~

~~This instrument was acknowledged before me on this 11th day of July, 2009 by Keith & Donna Hall as Owner of Lot 21 Grand Teton Meadow Subdivision.~~

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires: VLG

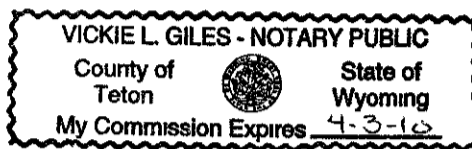
See notary acknowledgement that follows
Amendment and Complete Restatement
of
Declaration of Restrictive Covenants

STATE OF WYOMING)
) ss
COUNTY OF TETON)

The foregoing Consent of Owner was acknowledged before me on the 11th day of July, 2009 by J Keith Hall and Donna J Hall as Trustees of Hall Family Trust u/a/d/ November 8, 2005



Notary Public
My Commission Expires 4-3-10



CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2~~ S1/2 (cross out all that do not apply) of Lot 21 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11th day of July, 2009.

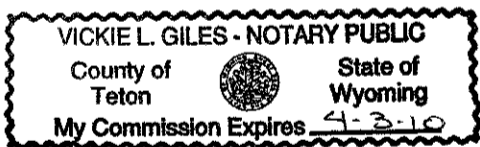
Signature: J. Keith Hall
Print Name: J. Keith Hall Trustee

Signature: Donna J. Hall
Print Name: Dona J. Hall Trustee

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11th day of July, 2009 by Keith & Donna Hall as Owner of Lot 21 Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires: VLG

See notary acknowledgement that follows
Amendment and Complete Restatement
of
Declaration of Restrictive Covenants

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 W1/2 N1/2 S1/2 (cross out all that do not apply) of Lot 22W of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11th day of July, 2009.

Signature: William R Thomas

Print Name: William R Thomas

Signature: _____

Print Name: _____

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11 day of July, 2009 by William R Thomas as Owners of Lot 22W of Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Vickie L. Gieb
Notary Public
My Commission expires: _____

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot ~~231~~ of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11th day of July, 2009.

Signature: George B. LeFebre

Print Name: George B. LeFebre

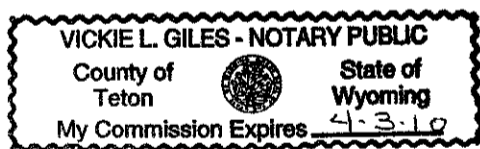
Signature: Valerie S. LeFebre

Print Name: VALERIE S. LEFEBRE

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11 day of July, 2009 by George & Valerie LeFebre as Owner of Lot 2310 Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires:

Amendment and Complete Restatement
of
Declaration of Restrictive Covenants

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 ~~W1/2 S1/2 S1/2~~ (cross out all that do not apply) of Lot 24E of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 4th day of July, 2009.

Signature: Susan E. Coe field
Print Name: SUSAN E. COEFIELD

Signature: Donald B. Coe field
Print Name: DONALD B. COEFIELD

STATE OF DELAWARE
COUNTY OF NEW CASTLE

This instrument was acknowledged before me on this 4 day of JULY, 2009
by ~~CHARLES A. HARVEY~~ as Donald & Susan Coe field as Owner of Lot 24E of
Grand Teton Meadow Subdivision

WITNESS my hand and official seal.



Charles A. Harvey

Notary Public

My Commission expires: 11-24-2010

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 25W of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11 day of July, 2009.

Signature: Barbara Kenyon

Print Name: Barbara Kenyon

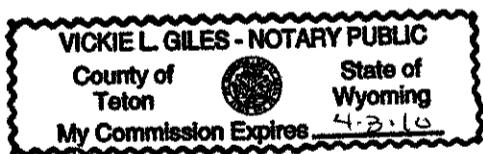
Signature: [Signature]

Print Name: _____

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11 day of July, 2009 by Barbara Kenyon as Owner of Lot 25W Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission expires:

Amendment and Complete Restatement
of
Declaration of Restrictive Covenants

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 ~~W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 25 E of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 11 day of July, 2009.

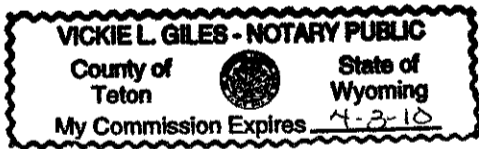
Signature: Jane S. Porter
Print Name: JANE S. PORTER

Signature: John L. Porter
Print Name: JOHN L. PORTER

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 11 day of July, 2009 by John & Jane Porter as Owner of lot 25 E Grand Teton Meadow Subdivision.

WITNESS my hand and official seal.



Vickie L. Giles
Notary Public
My Commission expires:

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 W1/2 N1/2 S1/2 (cross out all that do not apply) of Lot 27 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 27th day of July, 2009.

Signature: Terry A. Nuttle

Print Name: Terry A. Nuttle

Signature: Raymond D. Richards

Print Name: RAYMOND D. RICHARDS

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 27th day of July, 2009 by Terry A. Nuttle and Raymond D. Richards

WITNESS my hand and official seal.



Della J. Walsh
Notary Public
My Commission expires: November 9, 2009

Amendment and Complete Restatement
of
Declaration of Restrictive Covenants

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the ~~E1/2 W1/2 N1/2 S1/2~~ (cross out all that do not apply) of Lot 28 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No. 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 3rd day of July, 2009.

Signature: Lynn McDowell

Print Name: Lynn McDowell

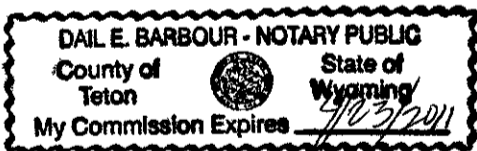
Signature: Richard McDowell

Print Name: Richard McDowell

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 3rd day of July, 2009 by Lynn + Richard McDowell as owners, Grand Teton Meadow Subdivision lot 28

WITNESS my hand and official seal.



Dail E. Barbour

Notary Public

My Commission expires: 4/23/2011

CONSENT OF OWNER
TO
AMENDMENT AND COMPLETE RESTATEMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR
GRAND TETON MEADOW SUBDIVISION

The undersigned, being the owner(s) of the E1/2 W1/2 N1/2 S1/2 (cross out all that do not apply) of Lot 29 of the Grand Teton Meadow Subdivision according to that plat recorded in the office of the Teton County Clerk on August 23, 1976, Teton County, Wyoming, as Plat No 286 hereby CONSENT(S) TO AND APPROVE(S) the Amendment and Complete Restatement of the Declaration of Restrictive Covenants for Grand Teton Meadow Subdivision to which this Consent is attached.

Dated this 20 day of July, 2009.

Signature: *Kenneth L. Small*

Print Name: Kenneth L. Small

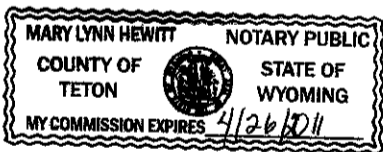
Signature: *Joan D. Small*

Print Name: JOAN D. SMALL

STATE OF Wyoming)
COUNTY OF Teton)

This instrument was acknowledged before me on this 20 day of July, 2009 by Kenneth Lyle Small ~~as~~ and Joan Dawnport Small

WITNESS my hand and official seal.



Mary Lynn Hewitt
Notary Public
My Commission expires

Amendment and Complete Restatement
of
Declaration of Restrictive Covenants