

**AMENDMENT OF DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOTS 1 THROUGH 38  
OF GRANITE RIDGE, A SUBDIVISION OF TETON COUNTY, WYOMING**

This is an amendment to the Declaration of Covenants, Conditions and Restriction for Lots 1 through 38 of Granite Ridge, a subdivision of Teton County, Wyoming, said Declaration being of record in Book 295 of Photo at pages 113-146 in the Office of County Clerk of Teton County, Wyoming, and said Declaration being hereinafter referred to as the ("Covenants").

**RECITALS**

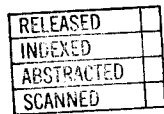
The Covenants govern the development and use of lots in the Granite Ridge Subdivision. David M. LeVan and Jennifer S. LeVan are the owners of lots 1 and 2 of the Granite Ridge Subdivision, and desire to combine lots 1 and 2 into a single lot by replatting lots 1 and 2 as a single lot. In connection with the replatting of lots 1 and 2, David M. LeVan and Jennifer S. LeVan desire to reconfigure and combine the building envelopes set forth on the plat of the Granite Ridge Subdivision for lots 1 and 2 into a single building envelope for the single lot resulting from the combination of lots 1 and 2. This amendment to the Covenants is executed by the undersigned parties for the purpose of providing for the modification of the building envelope on the lot resulting from the combination of lots 1 and 2, providing for the required consent by lot owners in the Granite Ridge Subdivision to the amendment of the Covenants as set forth herein, and providing for confirmation that the combined lot is subject to all of the conditions and requirements of the Covenants.

**AMENDMENT OF PARAGRAPH 3F**

Paragraph 3f of the Covenants is hereby amended to read and provide as follows:

3f "Lot" shall mean any and all of the single family lots, originally numbered 1 through 37, and as renumbered in permitted replats, of Granite Ridge, a subdivision of Teton County, Wyoming, which comprise part of the property.

Grantor: RESOR, WILLIAM B ET AL  
Grantee: THE PUBLIC  
Doc 0489593 bt 377 pg 110-138 Filed at 12:55 on 05/19/99  
Sherry L Daigle, Teton County Clerk fees: 88.50  
By MELISSA K JOURDEN Deputy



### **AMENDMENT OF PARAGRAPH 3H**

Paragraph 3h of the Covenants is hereby amended to read and provide as follows:

h. "Building envelope" shall mean that portion of a lot identified as such on the subdivision plat of the Property, or upon the replat of all or any portion of the Property, provided that seventy-five percent or more of the owners execute an amendment to the Covenants which consents to the modification of any building envelope(s) set forth on a replat.

### **AMENDMENT OF PARAGRAPH 10**

Paragraph 10c of the Covenants is hereby amended to read and provide as follows:

c. Common Services. The Board shall contract for common services as defined in paragraph 3k hereof. The Board shall prepare an annual budget estimate and submit annual statements to each lot owner based upon the budget estimate. All billings for common services shall be paid by lot owners within a payment period and subject to payment conditions established by the Board. Each lot owner shall be responsible for an equal portion of the cost of all common services. In the event that the estimate of the Board exceeds that actual costs of common services, the Board may keep the balance in the Association's account as a reserve and may reduce the next budget estimate accordingly. In the event that the estimate of the Board is less than the actual cost of common services, the Board shall bill each lot owner based upon an estimate for common services for the remainder of the year.

### **AMENDMENT OF PARAGRAPH 12**

Paragraph Twelve of the Covenants is hereby amended to read and provide as follows:

12. Amendment-Variance. These Covenants may be amended with the written consent of 75% of the owners, except for the provisions of paragraphs 6e, 6i, 6m and

6t, the amendment of which shall also require the written consent of the Board of County Commissioners of Teton County. A variance shall be allowed from the requirements of these Covenants, upon approval of 75% or more of the owners, provided that any variance from these provisions of paragraphs 6e, 6i, 6m and 6t shall also require the approval of the Board of County Commissioners of Teton County. The foregoing portion of this paragraph notwithstanding, until September 7, 2014, any amendment of or variance from these Covenants shall also require the written consent of one of the Declarants or of William B. Resor.

### **REPLAT LOTS SUBJECT TO COVENANTS**

The undersigned owners of lots 1 and 2 which are being replatted as lot 50 of Granite Ridge Subdivision Third Filing hereby declare, ratify and confirm that lot 50 is subject to all of the terms and provisions of the Covenants as set forth in Page 295 of Photo at Pages 113-146 in the Teton County Clerk's Office, as amended herein.

### **CONSENT OF WILLIAM B. RESOR TO COVENANT AMENDMENT**

As required by Paragraph 12 of the Covenants, William B. Resor hereby consents to the foregoing amendments to the Covenants.

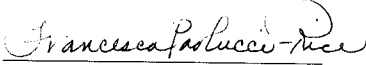
SIGNATURE PAGE FOR WILLIAM B. RESOR

  
\_\_\_\_\_  
William B. Resor

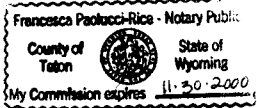
STATE OF WYOMING    )  
                                  ) ss.  
COUNTY OF TETON    )

The foregoing instrument was acknowledged before me by William B. Resor, of Teton County, Wyoming, this 17<sup>th</sup> day of May, 1999.

Witness my hand and official seal.

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

My Commission expires:





Lot 3

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

✓ 3/30/99

*Michael C. Brooks*

Owner of Lot 3

*Diana D. Brooks*

Owner of Lot \_\_\_\_\_

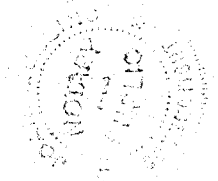
STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by Michael C. Brooks  
and Diana D. Brooks, "Owner(s)" of Lot(s) \_\_\_\_\_, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 9<sup>th</sup> day of March, 1999.

Witness my hand and official seal.

\_\_\_\_\_  
*Joan Mullins*  
**JOAN MULLINS**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES MAR. 31, 2002

My Commission expires:





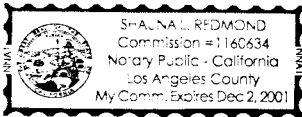
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Los Angeles } ss.

On March 11, 1999, before me, Shauna L. Redmond, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Thomas M. Simms  
Name(s) of Signer(s)

Personally known to me  
 I proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Shauna L. Redmond*  
 Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Amendment of Declaration of Covenants, Conditions and Restrictions  
re: Lots 1 Through 38 of Cimarron Ridge, A Subdivision of Teton County, Wyoming

Document Date: 3/11/99 (Date of Signing) Number of Pages: 4

Signer(s) Other Than Named Above: None

### Capacity(ies) Claimed by Signer

Signer's Name: Thomas M. Simms (Owner of Lot 4)

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

My Commission Expires 12-2-01

Lot 5

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

✓ 3/15/99

William Forest Ward Jr.  
Owner of Lot 5

\_\_\_\_\_  
Owner of Lot \_\_\_\_\_

*Ward*  
STATE OF WYOMING )  
*Beltmore* ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by William F. Ward Jr.  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 5, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 9 day of March, 1999.

Witness my hand and official seal.



Elaine F. Trease  
Notary Public

My Commission expires: 9-1-02

Lot 4  
3 32

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

✓ 3/30/99

Pamela W. Duce  
Owner of Lot 3256

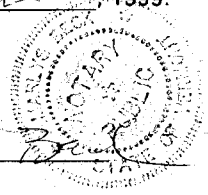
Matthew J. Duce  
Owner of Lot 3256

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by Pamela W. Duce  
and Matthew J. Duce, "Owner(s)" of Lot(s) 3256, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 19<sup>th</sup> day of March, 1999.

Witness my hand and official seal.

Maury Paul  
Notary Public



My Commission expires:  
02/10/03

Lot 7

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

✓ 3/23/99

Graeme A. Crothall  
Owner of Lot 7

Owner of Lot \_\_\_\_\_

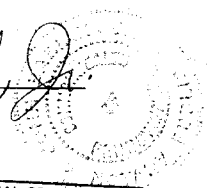
STATE OF WYOMING )  
                                  ) ss.  
COUNTY OF TETON    )

The foregoing instrument was acknowledged before me by Graeme A. Crothall  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 7, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 12th day of March, 1999.

Witness my hand and official seal.

John Babiak, Jr.

Notary Public



My Commission expires: March 25, 2002

NOTARIAL SEAL  
JOHN BABIAK, JR., Notary Public  
Tredyffrin Twp., Chester County  
My Commission Expires March 25, 2002

Lot 8

**SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT**

√ 3/17/99

John C. Thornton  
Owner of Lot 8 (John C. Thornton)

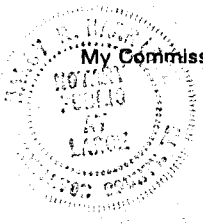
Owner of Lot \_\_\_\_\_

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by John C. Thornton  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 8, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 10<sup>TH</sup> day of March, 1999.

Witness my hand and official seal.

Jancy R. Harrison  
Notary Public



My Commission expires: 3/20/99

Spraggs@compuserve.com  
AMM





Lot 11

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

5/13/99

[Signature]  
Owner of Lot 11

[Signature]  
Owner of Lot 11

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

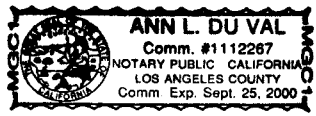
The foregoing instrument was acknowledged before me by Peter Nichols  
and Sandra Nichols, "Owner(s)" of Lot(s) 11, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 27th day of April, 1999.

Witness my hand and official seal.

[Signature]

Notary Public

My Commission expires:  
9-25-2000





**SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT**

Barbara A. Goodman Allan H. Goodman  
Owner of Lot 25

Barbara A. Goodman Allan H. Goodman  
Owner of Lot 15

STATE OF WYOMING    )  
                                  ) ss.  
COUNTY OF TETON    )

The foregoing instrument was acknowledged before me by Allan H. Goodman  
and Barbara A. Goodman "Owner(s)" of Lot(s) 25 & 15, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 12th day of May, 1999.

Witness my hand and official seal.

Elizabeth A. Hill  
Notary Public

My Commission expires: 5/4/2002





Lot 17

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

V3/15/99

Barbara B. Mueller  
Barbara B. Mueller  
Owner of Lot 17

Barbara B. Mueller  
Barbara B. Mueller  
Owner of Lot 17

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by Barbara Mueller  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 17, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 11 day of March, 1999.

Witness my hand and official seal.



Amy L. Scarlett  
Notary Public

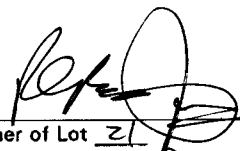
My Commission expires: 8-5-02

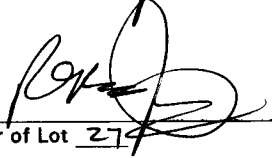


Lot 21  
9 27

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

23/23/99


  
Owner of Lot 21

  
Owner of Lot 27

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by RHEIM B. JONES, MD  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 21/27, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 15 day of March, 1999.

Witness my hand and official seal.

  
Notary Public





Lot 28

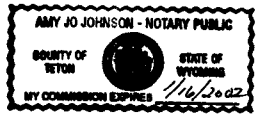
SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

✓ 3/30/99

SHARON CATOWER PROPERTIES LLC  
Owner of Lot 28  
DOMA WHEEL  
MANAGER

Owner of Lot \_\_\_\_\_

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )



The foregoing instrument was acknowledged before me by David D. Malley  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 28, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 23 day of March, 1999.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission expires: 1/16/2002

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

✓ 3/23/99

[Signature]  
Owner of Lot 29

Owner of Lot \_\_\_\_\_

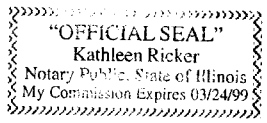
STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by ROBERT JANOWIAK  
and \_\_\_\_\_, "Owner(s)" of Lot(s) \_\_\_\_\_, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 15 day of MARCH, 1999.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission expires: 3/24/99







Lot 33

SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

5/15/99

(no seal)

Granite Ridge Development Co.  
by W B C  
vice president

Owner of Lot 33

Owner of Lot \_\_\_\_\_

STATE OF WYOMING )  
                                  ) ss.  
COUNTY OF TETON )

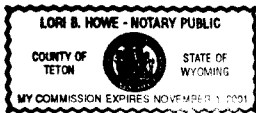
The foregoing instrument was acknowledged before me by Wm. B. Resor  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 33, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 8 day of March, 1999.

Witness my hand and official seal.

Lori B. Howe

Notary Public

My Commission expires: 11/01/01





SIGNATURE PAGE FOR GRANITE RIDGE COVENANT AMENDMENT

Owner of Lot \_\_\_\_\_

*[Handwritten signature]*

Owner of Lot 35

*IDAHO*  
STATE OF ~~WYOMING~~ )  
*MADISON* ) ss.  
COUNTY OF ~~TETON~~ )

The foregoing instrument was acknowledged before me by ROSS H FARBER  
and \_\_\_\_\_, "Owner(s)" of Lot(s) 35, of Granite Ridge, a  
subdivision of Teton County, Wyoming, this 14 day of MAY, 1999.

Witness my hand and official seal.

*[Handwritten signature]*

Notary Public

My Commission expires: 09/15/00

