

File Fifth

5

**FOURTH AMENDMENT AND ADOPTION OF THE
DECLARATION OF CONDOMINIUM**

LOVE RIDGE CONDOMINIUMS - FIFTH ADDITION

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Grantor: LOVE RIDGE DEVELOPMENT LLC
 Grantee: THE PUBLIC
 Doc 0614262 bk 538 pg 3-6 Filed at 3:58 on 01/09/04
 Sherry L Daigle, Teton County Clerk fees: 52.00
 By MARY D ANTROBUS Deputy

COMES NOW, Love Ridge Development LLC, a Wyoming limited liability company, as Declarant, pursuant to the Declaration of Condominium for Love Ridge Lodge Homes Condominiums, and specifically the powers reserved to Declarant in Section 2.6 thereof, hereby states and declares that the real property known as Lots 33 and 34 of Love Ridge Lodge Homes Second Addition to the Town of Jackson, recorded in the Office of the Teton County Clerk, Teton County, Wyoming, on 31st day of December, 2002, as Plat No. 1076 (the "Property") to be further subdivided and known as Units 331, 332, 333, 334, 335, 341, 342, 343, 344 and 345 of Love Ridge Condominiums - Fifth Addition to the Town of Jackson in accordance with the plat thereof to be recorded in the Office of the Teton County Clerk, Teton County, Wyoming, concurrently with the recording of this document, shall be and the same are hereby annexed and subjected to that certain Love Ridge Lodge Homes Condominiums Declaration of Condominium, dated the 16th day of July, 2001, and recorded on the 26th day of July, 2001, in Book 429 of Photo, page 1065 to 1087, as Instrument No. 0548130, in the Office of the Teton County Clerk, Teton County, Wyoming, amended by the First Amendment and Adoption of the Declaration of Condominium dated the 1st day of August, 2002, and recorded on the 7th day of August, 2002, in Book 465 of Photo, page 800 to 802, as Instrument No. 0574978, in the Office of the Teton County Clerk, Teton County, Wyoming, amended by the Second Amendment and Adoption of the Declaration of Condominium dated the 19th day of December, 2002, and recorded on the 31st day of December, 2002, in Book 485 of Photo, page 311- to 313, as Instrument No. 0585894, and amended by the Third Amendment and Adoption of the Declaration of Condominium dated the 26th day of June, 2003, and recorded on the 8th day of July, 2003, in Book 513 of Photo, page 75 to 78, as Instrument No. 0600412, in the Office of the Teton County Clerk, Teton County, Wyoming, and the owners thereof, shall be subject to this Declaration and the owners of such property shall become members of the Love Ridge Lodge Homes Condominium Association.

Declarant hereby also declares that the Declaration of Condominium for Love Ridge Lodge Homes Condominiums, recorded on the 26th day of July, 2001, in Book 429 of Photo, page 1065 to 1087, as Instrument No. 0548130, and the First Amendment and Adoption of the Declaration of Condominium dated the 1st day of August, 2002, and recorded on the 7th day of August, 2002, in Book 465 of Photo, page 800 to 802, as Instrument No. 0574978, the Second Amendment and Adoption of the Declaration of Condominium dated the 19th day of December, 2002, and recorded on the 31st day of December, 2002, and the Third Amendment and Adoption of the Declaration of Condominium dated the 26th day of June, 2003, and recorded on the 8th day of July, 2003, in Book 513 of Photo, page 75 to 78, as Instrument No. 0600412 in Book 485 of Photo, page 311- to 313, as Instrument No. 0585894, shall be further amended and are hereby

revised to include Love Ridge Condominiums Fifth Addition to the Town of Jackson and further amended as follows:

Article II – SUBMISSION OF PROPERTY TO THE ACT

2.3. Division of Property into Separately Owned Units.

Declarant, pursuant to the Act, and to establish a plan of condominium ownership for the Condominium, does hereby divide the Property into forty-five (45) Units and does hereby designate all such Units for separate ownership. Each Unit and its boundaries are designated and delineated on the Condominium Plats for the First, Second, Third, Fourth or Fifth Additions, respectively.

2.5. Unit Allocations.

The allocations to each Unit of a percentage of undivided interest in the General Common Elements, of votes in the Association, and its responsibility for a percentage of the Common Expenses, are as stated in Exhibit "A".

Article III - GENERAL COMMON ELEMENTS AND UNITS

3.5 (b) (7) is amended to read as follows:

The Condominium Association shall obtain insurance covering the original specifications of each Unit. Each Owner shall be responsible for obtaining additional or supplemental insurance covering any additions, alterations or improvements to his Unit, which increases the replacement value of his Unit. In the event that satisfactory arrangement is not made for additional insurance by the Owner, the Owner shall be responsible for any deficiency in any resulting insurance loss recovery and the Condominium Association shall not be obligated to apply any insurance proceeds to restore the affected Unit to a condition better than the condition existing prior to the making of such additions, alterations or improvements. Any additional premiums attributable to the original specifications of a Unit for which the insurance is increased as herein provided may be the subject of a lien for nonpayment as provided in Section 6.8 hereof in the event the Condominium Association pays such premium for an Owner.

Insurance coverage on the furnishings and other items of personal property belonging to an Owner and any additions and alterations to a Unit, which increases the Unit's replacement value above that of the original specifications for the Unit (unless financed by a Mortgage to be purchased by FNMA or FHLMA), casualty and public liability insurance coverage for each Unit and the Limited Common Elements associated therewith and workman's compensation insurance covering work within each Unit or the Limited Common Elements associated herewith shall be the responsibility of the Owner of the Unit.

Unit Descriptions	Square Feet Area	Undivided Interest in General Common Elements	Association Votes	Common Expense %
271	1882 sq ft	2.7%	2.7	2.7%
272	1883 sq ft	2.7%	2.7	2.7%
273	1910 sq ft	2.7%	2.7	2.7%
274	1907 sq ft	2.7%	2.7	2.7%
275	165 sq ft	0.3%	0.3	0.3%
281	1884 sq ft	2.7%	2.7	2.7%
282	1885 sq ft	2.7%	2.7	2.7%
283	1889 sq ft	2.7%	2.7	2.7%
284	1907 sq ft	2.7%	2.7	2.7%
285	160 sq ft	0.3%	0.3	0.3%
291	1885 sq ft	2.7%	2.7	2.7%
292	1881 sq ft	2.7%	2.7	2.7%
293	1896 sq ft	2.7%	2.7	2.7%
294	1887 sq ft	2.7%	2.7	2.7%
295	176 sq ft	0.3%	0.3	0.3%
301	1858 sq ft	2.7%	2.7	2.7%
302	1863 sq ft	2.7%	2.7	2.7%
303	1896 sq ft	2.7%	2.7	2.7%
304	1890 sq ft	2.7%	2.7	2.7%
305	155 sq ft	0.3%	0.3	0.3%
311	1862 sq ft	2.7%	2.7	2.7%
312	1874 sq ft	2.7%	2.7	2.7%
313	1904 sq ft	2.7%	2.7	2.7%
314	1895 sq ft	2.7%	2.7	2.7%
315	211 sq ft	0.3%	0.3	0.3%
331	1867 sq ft	2.7%	2.7	2.7%
332	1816 sq ft	2.7%	2.7	2.7%
333	1894 sq ft	2.7%	2.7	2.7%
334	1893 sq ft	2.7%	2.7	2.7%
335	188 sq ft	0.3%	0.3	0.3%
341	1864 sq ft	2.7%	2.7	2.7%
342	1809 sq ft	2.7%	2.7	2.7%
343	1891 sq ft	2.7%	2.7	2.7%
344	1890 sq ft	2.7%	2.7	2.7%
345	216 sq ft	0.4%	0.4	0.4%
351	1871 sq ft	2.7%	2.7	2.7%
352	1867 sq ft	2.7%	2.7	2.7%
353	1888 sq ft	2.7%	2.7	2.7%
354	1889 sq ft	2.7%	2.7	2.7%
355	164 sq ft	0.3%	0.3	0.3%
361	1870 sq ft	2.7%	2.7	2.7%
362	1874 sq ft	2.7%	2.7	2.7%
363	1879 sq ft	2.7%	2.7	2.7%
364	1855 sq ft	2.7%	2.7	2.7%
365	211 sq ft	0.3%	0.3	0.3%
Totals	69,301 sq ft	100%	100	100%

Exhibit "A"
Fourth Amendment and Adoption of the Declaration of Condominium
Love Ridge Lodge Homes Condominiums - Fifth Addition