

AMENDED
SUPPLEMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
NORTHEAST FORTY TOWNHOUSES

This instrument is made this 21st day of Sept., 1981, by the Northeast Forty Townhouse Partnership, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, this Amended Supplement is made for the sole purpose of recognizing a new Declarant; and

WHEREAS, William M. Currie, Sr., Barbara J. Currie and Jimmy H. Parriott, individually, as prior Declarants, executed and recorded in Book 106 of *photo*, pages 635 through 655 in the Office of the Teton County Clerk, a certain "Declaration of Covenants, Conditions and Restrictions for Northeast Forty Townhouses - Phase A"; and

WHEREAS, Article XIV, General Provisions, Section 6, Phasing and Annexation, of said Declaration provides for the joining of additional lands (properties) within Lot 328, Rafter J Ranch Subdivision, to Phase A for the purpose of making the additional property part and parcel of the same residential development and subjecting the additional property to the Declaration of Covenants, Conditions and Restrictions for Phase A; and

WHEREAS, the Declarant is now the owner of additional land (properties) within Lot 328, Rafter J Ranch Subdivision, and desires to declare said land, known as Phase B, to be part and parcel of Phase A and subject to the Declaration of Covenants, Conditions and Restrictions for Phase A, which additional land is more particularly described as:

See Exhibit "A" attached hereto and by this reference made a part hereof. Said real property having previously been conveyed subject to that Declaration of Covenants, Conditions and Restrictions of Rafter J Ranch Subdivision, recorded on June 30, 1978, in Book 72 of Photo, pages 284 to 406, in the Office of the Teton County Clerk, Teton County, Wyoming. Said real property having been duly platted as the "Northeast Forty Townhouses - Phase B".

RECORDED	✓
CONFIRMED	✓
INDEXED	✓
ABSTRACTED	✓

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M. B. D. Clerk

IN WITNESS WHEREOF, the Declarant herein, has duly executed this Declaration the day, month and year first above written.

Each provision, covenant, condition and restriction contained in this instrument and contained in the Declaration of Covenants, Conditions and Restrictions for Northeast Forty Townhouses - Phase A, shall be deemed incorporated in each deed or other instrument by which any right, title or interest in any of the property is granted, devised or conveyed, whether or not set forth or referred to in such deed or other instrument.

INCORPORATION IN DEEDS

ARTICLE II

Forty Townhouses - Phase A.

The legal description of Phase B is attached hereto as Exhibit "A". The Declarant hereby declares that Phase B is hereinafter considered to be part and parcel of the same residential development as Phase A as contemplated by Article XIV, General Provisions, Section 6., Phasing and Annexation, of the Declaration of Covenants, Conditions and Restrictions for Northeast Forty Townhouses - Phase A.

DESCRIPTION OF PHASE B

ARTICLE I

NOW, THEREFORE, Declarant hereby declares that all of the properties described above and platted as the Northeast Forty Townhouses - Phase B, shall be held, sold, conveyed, used and occupied, subject to the restrictions, covenants, conditions, reservations, easements, regulations, burdens and liens set forth in the Declaration of Covenants, Conditions and Restrictions for Northeast Forty Townhouses - Phase A, recorded in Book 106, pages 635 through 655 in the Office of the Teton County Clerk and in this Amended Supplement, all of which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, of, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

EXHIBIT A

LEGAL DESCRIPTION

FOR

NORTHEAST TOWNHOUSES-PHASE B

A parcel of land being a part of Lot 328-Northeast Forty of the Rafter J Ranch Subdivision of record in the office of the Teton County Clerk as Plat No. 330, being located in the NW1/4 Section 17, T40N, R116W Teton County, Wyoming, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 328 thence N66°-05'E 614.78 feet along the Southerly boundary of Lot 328 to the Southeast corner being a point on a horizontal circular curve to the right; said point having a radial bearing of N45°-37'-44"W;

thence Northerly along the East boundary of said Lot 328 through said curve with a radius of 624.56 feet, and central angle of 11°-25'23" for an arc length of 124.52 feet to a point being the Southeast corner of the Northeast Forty Townhouses-Phase A, Plat 431 of record in the office of the Teton County Clerk;

thence S67°-30'W, 71.96 feet along the Southerly boundary of said Phase A to a point;

thence N79°-30'W, 293.94 feet continuing along said boundary of Phase A to a point;

thence S38°-00'W, 331.27 feet to a point on the West boundary of said Lot 328;

thence S33°-05'E, 134.34 feet along said West boundary of Lot 328 to the Point of the Beginning.

Said parcel contains 2.76 acres, more or less, and being subject to any easements, rights of way, mining or mineral reservations legally acquired.