

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

This instrument is made this 14TH day of OCTOBER, 1982, by the Northeast Forty Townhouse Partnership, hereinafter referred to as "Declarant".

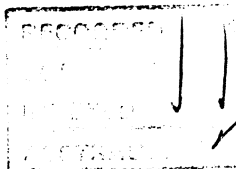
WITNESSETH:

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 C, 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 C".



Recorded 10-19 1982 at 12:30 o'clock 2 M
in Book 130 of Photo Page 622-625
No 238487 \$10.00 pd
V. Jolynn Coonce County Clerk
by Ann Dick Dep.

Each provision, covenant, condition and restriction contained in this instrument and contained in the Declaration of 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

The legal description of Phase C is attached hereto Exhibit "A". The Declarant hereby declares that Phase C 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 C

ARTICLE I

NOW, THEREFORE, Declarant hereby declares that all of the properties described above and plated as the Northeast Forty Townhouses - Phase C, 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 of Photo, pages 635 through 655 in the Office of the Teton County Clerk and in this 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, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

SUGGESTED LEGAL DESCRIPTION

FOR

NORTHEAST FORTY TOWNHOUSES,
PHASE 'C'

A portion 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 NW 1/4, Section 17, T40N, R116W, 6th P.M., Teton County, Wyoming, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 328;

Thence N 75° E along the northerly boundary of said Lot 328, 280 feet to a point;

Thence northeasterly along said boundary along a horizontal circular curve concave northwesterly, having a radius of 45 feet and a central angle of 38° 56' 30", a distance of 30.58 feet to a point on the southerly easement line of Beaver Slide Drive;

Thence N 75° E along said southerly easement line, 32.60 feet to a point on the westerly line of Phase A of Northeast Forty Townhouses;

Thence S 25° E along said westerly line, 316.12 feet to the northernmost point of Phase B of the Northeast Forty Townhouses; Thence S 38° W along the northwesterly boundary of said Phase B, 331.27 feet to a point of the westerly boundary of said Lot 328;

Thence N 33° 05' W along the westerly boundary of said Lot 328, 177.83 feet to a point;

Thence N 45° W along the westerly boundary of said Lot 328, 152.00 feet to a point;

Thence N 15° W along the westerly boundary of said Lot 328, 200.00 feet to the point of beginning.

Said portion of Lot 328 contains 3.25 acres more or less, is monumented as shown hereon, and is subject to any easements, rights-of-way, mining or mineral reservations legally acquired.

EXHIBIT "A"
TO
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