

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR NORTHEAST FORTY TOWNHOUSES
IN
JACKSON HOLE, WYOMING

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

This instrument ("First Amendment") is made by not less than seventy five percent (75%) of the owners of the lots within Northeast Forty Townhouses, hereinafter referred to as "Landowners".

WHEREAS, there is recorded in the public records of Teton County, Wyoming, on December 16, 1980, in Book 106 of photo, pages 635-655, a certain Declaration Of Covenants, Conditions And Restriction For Northeast Forty Townhouses – Phase A (Covenants); and

WHEREAS, Section 4 of Article XII of the Covenants provides that they may be amended by 75% of the lot owners in Northeast Forty Townhouses; and

WHEREAS, the 75% of the owners desire to amend the covenants to provide for enactment of Rules & Regulations and a prohibition on the use of garages as living and kitchen quarters and have signed a separate instrument authorizing the Northeast Forty Townhouses Homeowner's Association, Inc. to amend the Covenants;

NOW THEREFORE, the Landowners hereby declare that all of the units within the Northeast Forty Townhouses shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following provisions, covenants, conditions and restrictions, all of which are for the purpose of preserving and maintaining the natural character and value of the property. The original covenants (Declaration Of Covenants, Conditions And Restriction For Northeast Forty Townhouses – Phase A (recorded on December 16, 1980) and this First Amendment shall run with the property and any lot thereof, and shall be binding on all parties having or acquiring any legal or equitable interest in or to the property, and shall inure to the benefit of all of the owners of the property or any part thereof.

1. There is hereby created a new paragraph to be added to Article VIII-Prohibited Structures, which shall read as follows:

Garages may not be used as sleeping, living, or kitchen quarters, neither on a full time basis nor a part-time basis. Kitchen and toilet facilities within a garage are prohibited. Any improvements to a garage shall not preclude the parking of two cars in the garage.

Grantor: NORTHEAST FORTY TOWNHOUSES*
Grantee: THE PUBLIC
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Sherry L Daigle, Teton County Clerk fees: 37.00
By ANN SCHROEDER Deputy

2. The originals of the owners who have signed this amendment are on file with the homeowner's association.

IN WITNESS WHEREOF, This Amendment is executed this 26 day of October, 2004.

Association: Northeast Forty Townhouses Homeowners Association, a Wyoming non-profit corporation:

Lynne Wagner
President

[Signature]
Secretary

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was subscribed and sworn to before me this 26th day of OCTOBER, 2004 by LYNNE WAGNER, and PAUL BOILLON the President and Secretary respectively of Northeast Forty Townhouses Homeowner's Association, Inc. who each do verify that the foregoing instrument was signed by 75% of the owners of Units in the Northeast Forty Townhouses.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission expires: 8-1-08