



Jackson Hole Title & Escrow

**SUPPLEMENTAL DECLARATION  
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE HOMESITES AT JACKSON HOLE GOLF AND TENNIS CLUB  
(BEING LOTS 1 THROUGH 38 AND LOT 41 OF THE RESORT AT  
JACKSON HOLE GOLF AND TENNIS CLUB**

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

THIS SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HOMESITES AT JACKSON HOLE GOLF AND TENNIS CLUB (BEING LOTS 1 THROUGH 38 AND LOT 41 OF THE RESORT AT JACKSON HOLE GOLF AND TENNIS CLUB (this "Supplemental Declaration") is made as of April 7, 2008, by JACKSON HOLE GOLF AND TENNIS CLUB, INC., a Wyoming corporation ("Declarant").

**Recitals**

A. Declarant is the "Declarant" under the Declaration of Covenants, Conditions and Restrictions for the Homesites at Jackson Hole Golf and Tennis Club (Being Lots 1 Through 38 of The Resort at Jackson Golf and Tennis Club), which was recorded in the real property records of Teton County, Wyoming (the "Records") on June 3, 2003 as Document No. 0597236 (the "Declaration"). Concurrent with the recording of the Declaration, Declarant also recorded the Plat for Lots 1 through 38 and Lot 41 of The Resort at Jackson Hole Golf and Tennis Club in the Records on June 3, 2003 as Plat No. 1086 (the "Plat"). All capitalized terms used in this Supplemental Declaration will have the meanings assigned to them in the Declaration, unless otherwise specified.

B. Declarant is the owner of the real property underlying Lot 38 of the Resort at Jackson Hole Golf and Tennis Club, as the same is shown on the Plat ("Lot 38").

C. Pursuant to Section 3.14 of the Declaration, Declarant reserved certain development rights for a period of 10 years following the recording of the Declaration, including the right to undertake additional residential development to the Benefiting Parcel, including the right to subdivide and/or rezone portions of the same. In addition, Declarant specifically reserved the right on the Plat to subdivide Lot 38 into a maximum of four single family lots.

D. Declarant has caused Lot 38 to be subdivided into four new single family lots known and legally described as Lot 51, Lot 52, Lot 53 and Lot 54 of the Resort at Jackson Hole Golf and Tennis Club (the "New Lots"), as the same are shown on the Final Plat for The Resort at Jackson Golf and Tennis Club Third Filing (the "Lot 51-54 Plat"), which was recorded in the Records on July 3, 2007 as Plat No. 1205. Declarant's reserved development rights are currently in effect and Declarant desires to exercise its development rights pursuant to this Supplemental Declaration in order to confirm the subdivision of Lot 38 into the New Lots.

**Declaration**

1. New Lots Each Constitute a "Lot". Pursuant to Section 3.14 of the Declaration and in accordance with the reservation of development rights on the Plat, Lot 38 has

GRANTOR: JACKSON HOLE GOLF AND TENNIS CLUB INC  
GRANTEE: THE PUBLIC  
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Sherry L. Dalgie Teton County Clerk fees: 44.00  
By Mary Smith Deputy

been subdivided into the New Lots, as the same are shown on the Lot 51-54 Plat. The New Lots each constitute a "Lot" for purposes of the Declaration (including, without limitation, votes, assessments and construction of improvements), and the provisions of the Declaration apply to each of the New Lots individually.

2. Recording. This Supplemental Declaration will be recorded in the Records.

3. No Further Changes. Except as amended by this Supplemental Declaration, the Declaration remains unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed as of the date first written above.

**DECLARANT:**

JACKSON HOLE GOLF AND TENNIS CLUB, INC., a Wyoming corporation, *its authorized agent*

By: *[Signature]*  
Name: Keith Fernandez  
Title: President - COO - VRC

STATE OF Colorado )  
COUNTY OF Eagle ) ss

April, 2008, by Keith Fernandez as authorized agent of Jackson Hole Golf and Tennis Club, Inc., a Wyoming corporation.

Witness my hand and official seal.

My commission expires: 1-14-09  
Heather Cunningham  
Notary Public



My Commission Expires 01/14/2009

Approved as to Form:	
Vail Resorts Legal Department	
By:	<u><i>[Signature]</i></u>
Name:	DIANE MAIRIELLO
Date:	<u>1.4.08</u>