

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVA RIDGE TRACTS**

The undersigned, being the owners of 85% or more of the Riva Ridge Tracts, and acting pursuant to the provisions of Article X, Section 3 of the Declaration of Covenants, Conditions and Restrictions of Riva Ridge Tracts, do hereby adopt and declare the following first amendment to the Declaration of Covenants, Conditions and Restrictions of Riva Ridge Tracts, which is of record in Book 329 of Photo at pages 244-277 in the Teton County Clerk's Office:

1. The following Subsection (s) is hereby added to Article VIII, Section 3 of the Declaration of Covenants, Conditions and Restrictions of Riva Ridge Tracts:

(s) A Planned Residential Development under applicable Teton County regulations may be permitted on any tract for the purpose of increasing the allowable size of the guest house on such tract to not more than four thousand (4,000) square feet on Tract G and not more than three thousand (3,000) square feet on Tracts A-F, and increasing the allowable square footage for other accessory structures permitted under the Declaration of Covenants, Conditions and Restrictions of Riva Ridge Tracts, provided that the owner of the tract receiving the Planned Residential Permit places an additional restrictive covenant on such tract confirming that only one principal residential structure, one guest house, barn, garage and associated outbuildings shall be permitted on the tract, and further providing that any right or claim of the owner of the tract to have the tract partitioned as a result of the Planned Residential Permit is irrevocably waived and released. The supplemental covenant shall not be subject to amendment without the recorded written consent of the Riva Ridge Owners Association.

The amendment shall become effective upon recordation.

Grantor: LUTHER, HOMER L JR ET AL  
 Grantee: THE PUBLIC  
 Doc 0564722 bk 454 pg 482-498 Filed at 11:55 on 03/27/02  
 Sherry L Dalgie, Teton County Clerk fees: 38.00  
 By MARY D ANTROBUS Deputy

FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RIVA RIDGE TRACTS

Owner(s) of Tract A

Homer L. Luther, Jr.

Helen Pat Luther

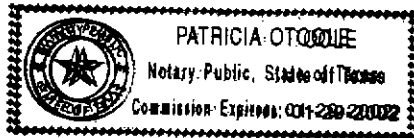
STATE OF TEXAS )  
COUNTY OF HARRIS ) ss.

The foregoing instrument was acknowledged before me by HOMER L. LUTHER, JR.  
AND HELEN PAT LUTHER, this 19<sup>th</sup> day of NOVEMBER, 2001.

Witness my hand and official seal.

Patricia O'Connell  
Notary Public

My Commission expires: 1/29/02



FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RIVA RIDGE TRACTS

Owner(s) of Tract C

Leslie C. Miller

STATE OF WYOMING )  
COUNTY OF TETON ) ss.

The foregoing instrument was acknowledged before me by Leslie  
Elaine Thiele, this 31 day of October, 2001.

Witness my hand and official seal.



Hope McKenzie  
Notary Public

My Commission expires: 1/2/05

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RIVA RIDGE TRACTS**

**Owner of Tract D:**

Betty I. Lucas Revocable Trust

By:   
James F. Lucas, Trustee

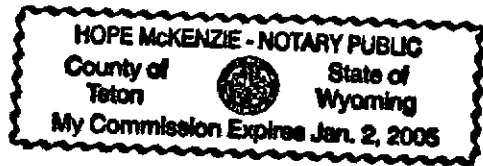
STATE OF WYOMING            )  
  ) ss.  
COUNTY OF TETON            )

The foregoing instrument was acknowledged before me by James F. Lucas, Trustee of the Betty I. Lucas Revocable Trust, as owner of Tract D at Riva Ridge, this 26<sup>th</sup> day of March, 2002.

Witness my hand and official seal.

  
Notary Public

My Commission expires: 1/2/15



FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RIVA RIDGE TRACTS

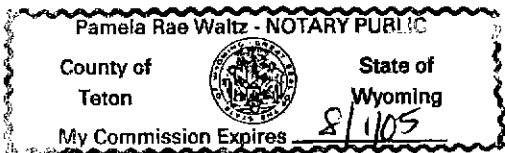
Owner(s) of Tract E

  
\_\_\_\_\_

STATE OF Wyoming )  
  ) ss..  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me by Karla Tessler  
\_\_\_\_\_, this 10<sup>th</sup> day of September, 2001.

Witness my hand and official seal.



  
\_\_\_\_\_  
Notary Public

My Commission expires:



FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RIVA RIDGE TRACTS

Owner(s) of Tract G

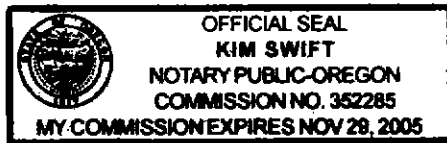
Peter O. Peterson

Janet L. Peterson

STATE OF Oregon )  
COUNTY OF Curry ) ss.

The foregoing instrument was acknowledged before me by Peter O. Peterson  
and Janet L. Peterson, this 22 day of March, 2001.

Witness my hand and official seal.



Kim Swift  
Notary Public

My Commission expires: Nov 29, 2005

EXHIBIT A  
DESCRIPTION OF  
=LUCAS PARCEL A=

TO WIT:

A parcel of land located within the SW1/4NE1/4 and NW1/4SE1/4 of Section 10, T41N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at the northeast corner of said SW1/4NE1/4 of Section 10;  
thence along the east line of said SW1/4NE1/4, S01°24'51"E, 1317.67 feet to the northeast corner of said NW1/4SE1/4 of Section 10;

thence along the east line of said NW1/4SE1/4, S01°24'00"E, 1350.60 feet to the southeast corner of said NW1/4SE1/4;

thence along the south line of said NW1/4SE1/4, S87°45'23"W, 1263.69 feet to the southwest corner of said NW1/4SE1/4;

thence N23°46'50"E, 2372.33 feet to a point;

thence N01°24'51"W, 456.22 feet to a point;

thence N70°20'58"E, 267.43 feet to the **CORNER OF BEGINNING**;

**ENCOMPASSING** an area of 40.03 acres, more or less;

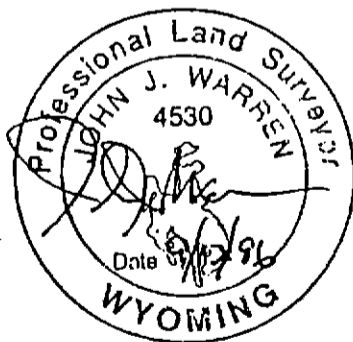
the aforementioned corners each being monumented as described in a Corner Record filed in the Office of the Clerk of Teton County, Wyoming;

the aforementioned points each being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530";

**TOGETHER WITH** the use and benefit of an access and utility easement described in **EXHIBIT B** attached hereto;

said parcel being **SUBJECT TO** any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being N02°35'48"W along the west line of the SW1/4 of said Section 10.



FIDN: 50-41-16-10-1-00-003

John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93006.10 September 13, 1996  
ref. d.93006/d.map/lucas/06 d.wp/parA.wp

Tract A

**EXHIBIT c**  
**DESCRIPTION OF**  
**=LUCAS PARCEL C=**

PIDN: 22-41-16-10-1-00-003

**TO WIT:**

A parcel of land located within the NW1/4SW1/4, NE1/4SW1/4, and SE1/4NW1/4 of Section 10, T41N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at a point from which the northeast corner of said SW1/4NE1/4 of Section 10 bears N70°20'58"E, 1430.85 feet;

thence S09°47'11"W, 1895.67 feet to the intersection with the unmonumented centerline of **UPPER LUCAS ROAD**;

thence westerly along said centerline through the following courses and distances:

proceeding S71°47'15"W, 289.26 feet to the beginning of a circular curve, concave to the southeast, with a radius of 1295.76 feet;

thence westerly along the arc of said curve, through a central angle of 06°12'46", 140.50 feet to the beginning of a reverse circular curve, concave to the northwest, with a radius of 681.18 feet;

thence westerly along the arc of said curve, through a central angle of 11°47'16", 140.14 feet;

thence S77°21'45"W, 106.25 feet to the beginning of a circular curve, concave to the north, with a radius of 150.00 feet;

thence westerly along the arc of said curve, through a central angle of 33°38'43", 88.08 feet;

thence N68°59'32"W, 56.22 feet to the beginning of a circular curve, concave to the northeast, with a radius of 125.23 feet;

thence northwesterly along the arc of said curve, through a central angle of 62°32'50", 136.71 feet to the beginning of a reverse circular curve, concave to the southwest, with a radius of 125.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 98°25'31", 214.73 feet;

thence S75°07'47"W, 107.98 feet to the westerly end of the centerline of said **UPPER LUCAS ROAD**, being coincident with the southerly end of the centerline of **LUCAS ROAD**;

thence along the unmonumented centerline of said **LUCAS ROAD**, N14°52'13"W, 333.81 feet;

thence departing said centerline, N47°58'13"E, 774.49 feet to a point;

thence N02°29'49"E, 851.48 feet to a point;

thence N88°17'19"E, 459.63 feet to a point;

thence N70°20'58"E, 485.54 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 40.65 acres, more or less;

the aforementioned corners each being monumented as described in a Corner Record filed in the Office of the Clerk of Teton County, Wyoming;

the aforementioned points each being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530";

**TOGETHER WITH** the use and benefit of an access and utility easement described in **EXHIBIT B** attached hereto;

**RESERVING UNTO THE GRANTORS**, their heirs, successors and assigns the right to grant unto third parties a non-exclusive easement for access and utilities over, under, across and through any portion of said access and utility easement described in said **EXHIBIT B** which lies within said parcel;

said parcel being **SUBJECT TO** any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being N02°35'48"W along the west line of the SW1/4 of said Section 10.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93006.10 September 13, 1996  
ref. d.93006/d.map/lucas/06 d.wp/parC.wp

EXHIBIT D  
DESCRIPTION OF  
=LUCAS PARCEL D=

TO WIT:

A parcel of land located within the W1/2SW1/4, NE1/4SW1/4, and S1/2NW1/4 of Section 10, and within the NW1/4NW1/4 of Section 15, T41N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at the southwest corner of the NW1/4SW1/4 of said Section 10;  
thence N36°04'24"E, 549.90 feet to a point;  
thence N36°14'18"E, 497.80 feet to a point;  
thence N31°10'38"E, 942.98 feet to a point;  
thence N27°55'10"E, 489.08 feet to a point;  
thence N88°17'19"E, 250.14 feet to a point;  
thence S02°29'49"W, 851.48 feet to a point;  
thence S47°58'13"W, 774.49 feet to the intersection with the unmonumented centerline of **LUCAS ROAD**;

thence along said centerline, S14°52'13"E, 333.81 feet to the southerly end of said centerline of **LUCAS ROAD**, being coincident with the northerly end of the centerline of **HIDDEN RIDGE DRIVE**;

thence along the unmonumented centerline of said **HIDDEN RIDGE DRIVE** through the following courses and distances:

proceeding S31°47'30"W, 454.67 feet to the beginning of a circular curve, concave to the northwest, with a radius of 150.00 feet;

thence southwesterly along the arc of said curve, through a central angle of 30°09'29", 78.95 feet;

thence S61°56'59"W, 156.03 feet to the beginning of a circular curve, concave to the southeast, with a radius of 200.00 feet;

thence southwesterly along the arc of said curve, through a central angle of 46°34'04", 162.55 feet to the beginning of a reverse circular curve, concave to the northwest, with a radius of 300.23 feet;

thence southwesterly along the arc of said curve, through a central angle of 10°28'20", 54.87 feet;

thence S25°51'15"W, 164.12 feet;

thence S16°36'25"W, 571.97 feet;

thence S08°04'59"W, 252.94 feet to the beginning of a circular curve, concave to the north, with a radius of 75.00 feet;

thence easterly along the arc of said curve, through a central angle of 161°02'26", 210.80 feet;

thence departing said centerline, on a radial bearing, S62°57'27"E, 110.93 feet to the point of intersection with the south line of the SW1/4SW1/4 of said Section 10;

thence S47°47'41"W, 568.73 feet to the point of intersection with the west line of the NW1/4NW1/4 of said Section 15;

thence along said west line, N00°53'39"E, 383.13 feet to the northwest corner of said Section 15;

thence along the west line of the SW1/4SW1/4 of said Section 10, N02°35'48"W, 1329.04 feet to the **CORNER OF BEGINNING**;

**ENCOMPASSING** an area of 40.51 acres, more or less;

the aforementioned corners each being monumented as described in a Corner Record filed in the Office of the Clerk of Teton County, Wyoming;

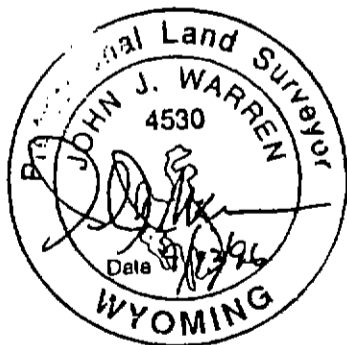
the aforementioned points each being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530";

**TOGETHER WITH** the use and benefit of an access and utility easement described in **EXHIBIT B** attached hereto;

**RESERVING UNTO THE GRANTORS**, their heirs, successors and assigns the right to grant unto third parties a non-exclusive easement for access and utilities over, under, across and through any portion of said access and utility easement described in said **EXHIBIT B** which lies within said parcel;

said parcel being **SUBJECT TO** any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being N02°35'48"W along the west line of the SW1/4 of said Section 10.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93006.10 September 13, 1996  
ref. d.93006/d.map/lucas/06 d.wp/parD.wp

EXHIBIT E  
DESCRIPTION OF  
=LUCAS PARCEL E=

25-1-16-10-1-00-00

TO WIT:

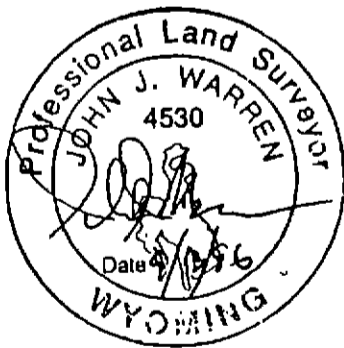
A parcel of land located within the E1/2SW1/4 and NW1/4SE1/4 of Section 10, T41N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at the southeast corner of the SE1/4SW1/4 of said Section 10;  
thence along the south line of said SE1/4SW1/4, N89°53'33"W, 1321.91 feet to the southwest corner of said SE1/4SW1/4;  
thence N45°03'14"E, 962.55 feet to a point;  
thence N37°26'28"W, 1095.17 feet to the intersection with the unmonumented centerline of **UPPER LUCAS ROAD**;  
thence easterly along said centerline through the following courses and distances:  
proceeding S68°59'32"E, 56.22 feet to the beginning of a circular curve, concave to the north, with a radius of 150.00 feet;  
thence easterly along the arc of said curve, through a central angle of 33°38'43", 88.08 feet;  
thence N77°21'45"E, 106.25 feet to the beginning of a circular curve, concave to the northwest, with a radius of 681.18 feet;  
thence easterly along the arc of said curve, through a central angle of 11°47'16", 140.14 feet to the beginning of a reverse circular curve, concave to the southeast, with a radius of 1295.76 feet;  
thence easterly along the arc of said curve, through a central angle of 06°12'46", 140.50 feet;  
thence N71°47'15"E, 289.26 feet;  
thence N62°05'24"E, 525.29 feet;  
thence N73°59'55"E, 331.87 feet to the easterly end of said centerline;  
thence departing said centerline, S23°46'50"W, 770.45 feet to the northeast corner of said SE1/4SW1/4 of Section 10;  
thence along the east line of said SE1/4SW1/4, S02°13'00"E, 1368.03 feet to the **CORNER OF BEGINNING**;  
**ENCOMPASSING** an area of 40.29 acres, more or less;  
the aforementioned corners each being monumented as described in a Corner Record filed in the Office of the Clerk of Teton County, Wyoming;  
the aforementioned points each being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530";  
**TOGETHER WITH** the use and benefit of an access and utility easement described in **EXHIBIT B** attached hereto;

**RESERVING UNTO THE GRANTORS**, their heirs, successors and assigns the right to grant unto third parties a non-exclusive easement for access and utilities over, under, across and through any portion of said access and utility easement described in said **EXHIBIT B** which lies within said parcel;

said parcel being **SUBJECT TO** any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being N02°35'48"W along the west line of the SW1/4 of said Section 10.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93006.10 September 13, 1996  
ref. d.93006/d.map/lucas/06 d.wp/parE.wp

EXHIBIT F  
DESCRIPTION OF  
=LUCAS PARCEL F=

22-4-16-10-1-00-00

TO WIT:

A parcel of land located within the SW1/4 of Section 10, T41N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at the southeast corner of the SW1/4SW1/4 of said Section 10;  
thence along the south line of said SW1/4SW1/4, N89°51'37"W, 907.76 feet to a point;  
thence N62°57'27"W, 110.93 feet to the point of intersection with the unmonumented centerline of **HIDDEN RIDGE DRIVE**; said point being the beginning of a circular curve, from which the radius point bears N62°57'27"W, 75.00 feet;  
thence along said centerline through the following courses and distances:  
proceeding westerly along the arc of said curve, through a central angle of 161°02'26", 210.80 feet;  
thence N08°04'59"E, 252.94 feet;  
thence N16°36'25"E, 571.97 feet;  
thence N25°51'15"E, 164.12 feet to the beginning of a circular curve, concave to the northwest, with a radius of 300.23 feet;  
thence northeasterly along the arc of said curve, through a central angle of 10°28'20", 54.87 feet to the beginning of a reverse circular curve, concave to the southeast, with a radius of 200.00 feet;  
thence northeasterly along the arc of said curve, through a central angle of 46°34'04", 162.55 feet;  
thence N61°56'59"E, 156.03 feet to the beginning of a circular curve, concave to the northwest, with a radius of 150.00 feet;  
thence northeasterly along the arc of said curve, through a central angle of 30°09'29", 78.95 feet;  
thence N31°47'30"E, 454.67 feet to the northerly end of the centerline of said **HIDDEN RIDGE DRIVE**, coincident with the westerly end of the centerline of **UPPER LUCAS ROAD**;  
thence departing said centerline of **HIDDEN RIDGE DRIVE** and proceeding easterly along the unmonumented centerline of said **UPPER LUCAS ROAD** through the following courses and distances:  
proceeding N75°07'47"E, 107.98 feet to the beginning of a circular curve, concave to the southwest, with a radius of 125.00 feet;  
thence southeasterly along the arc of said curve, through a central angle of 98°25'31", 214.73 feet to the beginning of a reverse circular curve, concave to the northeast, with a radius of 125.23 feet;  
thence southeasterly along the arc of said curve, through a central angle of 62°32'50", 136.71 feet;  
thence departing said centerline, S37°26'28"E, 1095.17 feet to a point;

LUCAS PARCEL F PAGE 1 OF 2

Tract F

thence S45°03'14"W, 962.55 feet to the **CORNER OF BEGINNING**;

**ENCOMPASSING** an area of 46.26 acres, more or less;

the aforementioned corners each being monumented as described in a Corner Record filed in the Office of the Clerk of Teton County, Wyoming;

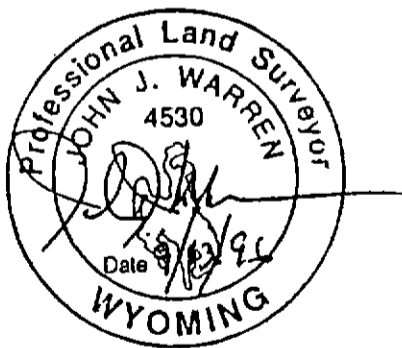
the aforementioned points each being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530";

**TOGETHER WITH** the use and benefit of an access and utility easement described in **EXHIBIT B** attached hereto;

**RESERVING UNTO THE GRANTORS**, their heirs, successors and assigns the right to grant unto third parties a non-exclusive easement for access and utilities over, under, across and through any portion of said access and utility easement described in said **EXHIBIT B** which lies within said parcel;

said parcel being **SUBJECT TO** any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being N02°35'48"W along the west line of the SW1/4 of said Section 10.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93006.10 September 13, 1996  
ref. d.93006/d.map/lucas/06 d.wp/parF.wp

9-5-96  
96-1-6-0 -10-

**EXHIBIT G  
DESCRIPTION OF  
=LUCAS PARCEL G=**

**TO WIT:**

A parcel of land being the NW1/4SW1/4, SW1/4NW1/4 and part of the NW1/4NW1/4 of Section 15, T41N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at the southwest corner of the NW1/4 of said Section 15:

thence along the west line of the SW1/4NW1/4 of said Section 15, N00°53'18"E, 1329.72 feet to the southwest corner of the NW1/4NW1/4 of said Section 15;

thence along the west line of said NW1/4NW1/4, N00°53'39"E, 946.79 feet to a point;

thence N47°47'41"E, 568.73 feet to the point of intersection with the north line of said NW1/4NW1/4;

thence along said north line, S89°51'37"E, 907.76 feet to the northeast corner of said NW1/4NW1/4;

thence along the east line of said NW1/4NW1/4, S00°58'52"W, 1312.86 feet to the northeast corner of the SW1/4NW1/4 of said Section 15;

thence along the east line of said SW1/4NW1/4, S00°56'17"W, 1313.25 feet to the northeast corner of the NW1/4SW1/4 of said Section 15;

thence along the east line of said NW1/4SW1/4, S00°28'22"W, 1311.14 feet to the southeast corner of said NW1/4SW1/4;

thence along the south line of said NW1/4SW1/4, S88°51'08"W, 1307.98 feet to the southwest corner of said NW1/4SW1/4;

thence along the west line of said NW1/4SW1/4, N00°05'03"W, 1306.95 feet to the **CORNER OF BEGINNING;**

**ENCOMPASSING** an area of 117.82 acres, more or less;

the aforementioned corners each being monumented as described in a Corner Record filed in the Office of the Clerk of Teton County, Wyoming;

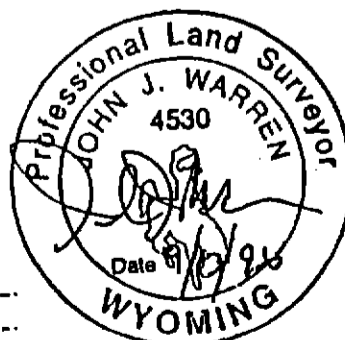
the aforementioned points each being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530";

**TOGETHER WITH** the use and benefit of an access and utility easement described in **EXHIBIT B** attached hereto;

said parcel being **SUBJECT TO** any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being N02°35'48"W along the west line of the SW1/4 of said Section 10.

John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93006.10 September 13, 1996  
ref. d.93006/d.map/lucas/06 d.wp/parG.wp



Tract G