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ABSTRACTED	<input checked="" type="checkbox"/>
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Grantor: SNAKE RIVER SPORTING CLUB*
Grantee: THE PUBLIC
Doc 0694423 bk 651 pg 341-344 Filed at 2:47 on 01/25/07
Sherry L Dalgie, Teton County Clerk fees: 92.00
By NICHELE E. FAIRHURST Deputy

SNAKE RIVER SPORTING CLUB COMMUNITY



Jackson Hole Title & Escrow

FIRST AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED

AUGUST 29, 2005

JANUARY 19, 2007

This First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, dated August 29, 2005, ("First Amendment") shall be effective upon recording and is made by the Snake River Sporting Club Development Company, LLC, a Delaware limited liability company ("Declarant"), assignee of Canyon Club Inc., a Wyoming corporation.

WHEREAS, the Declarant recorded the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, dated August 29, 2005, in the Clerk's office of Teton County on October 4, 2005, in Book 604, page 640 – 713 ("Declaration");

WHEREAS, the Declaration refers to and restricts the use and development of that real property located in Teton County, Wyoming, described in the Declaration ("Property");

WHEREAS, the Declarant has developed the Property and platted the Property according to that plat recorded with the Teton County, Wyoming Clerk on October 4, 2005 as Plat No. 1165 ("Plat") and according to that plat recorded with the Teton County, Wyoming Clerk on June 5, 2006, as Plat No. 1175 ("2nd Filing");

WHEREAS, the Declarant has decided to record a third plat ("3rd Filing") contemporaneously with the filing of this First Amendment pertaining to a portion of the Property, wherein seven (7) additional residential lots on the Property (Lots 86-92) will be created;

WHEREAS, the Declarant has determined that the following amendment to the Declaration shall be necessary to restrict the design and development of Lots 86-92 as created pursuant to the 3rd Filing; and

WHEREAS, the Declaration allows and permits the Declarant to unilaterally amend the Declaration at this time.

NOW THEREFORE, the Declarant hereby amends the Declaration by replacing Section 5.15 of the Declaration in its entirety with the following provision:

"5.15 AUTHORIZED STRUCTURES ON RESIDENCE LOTS.

Separate guesthouses are not allowed on Snake River Sporting Club Lots or Canyon Home Lots, although the Design Review Committee may approve minor Structures appurtenant to the Principal Residence. One (1) separate guesthouse may be constructed on each Ranch Lot or River Lot. Outdoor hot tubs shall be permitted on all Residence Lots, subject to the approval of the Design Review Committee as to the actual location of such hot tub to minimize disturbance for adjoining Owners. Lots 86 - 92 are limited to Architectural Review Board pre-approved architectural designs and site specific site plans. All Principal Residences and other Structures located on a Residence Lot shall comply with the following:

(a) **Consent of Declarant.** In addition to the Development permit and approval of the Design Review Committee required by Section 5.3, above, until January 1, 2012, any modification

to the exterior of a Structure on a Lot shall require the written consent of the Declarant or its successors or assigns.

(b) **Construction.** All construction shall be completed within two (2) years from the commencement date of construction, unless the Design Review Committee approves an extension for good cause, not to exceed six (6) months in length. Exterior construction may only occur during weekdays between the hours of 7 a.m. to 5 p.m., or otherwise in accordance with the Design Guidelines. While there are no other constraints for construction currently in place, additional time constraints may be placed, from time to time, by agencies of the United States in order to protect endangered species as part of an extension of the Biological Opinion granted to the Property by the US Army Corps of Engineers.

(c) **Height Limitations.** No Building shall exceed thirty (30) feet above finished grade, as measured and defined by the Teton County, Wyoming Land Development Regulations, or unless further restricted by individual Lot limitations.

(d) **Floor Area Limitations.** The total floor area of all habitable space (except any habitable space that is below original grade) of all Buildings constructed on a particular Residence Lot shall not exceed 8,000 square feet (excluding garage), or unless further restricted by individual Lot limitations within any approvals granted by Teton County or contained within the Design Guidelines

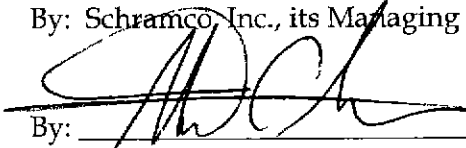
(e) **Prohibited Fences.** No boundary fences around the exterior Lot lines of any Residence Lot or around the perimeter of any Building Envelope shall be permitted, except underground electronic fences to restrain and control dogs. Any permitted fencing shall be wildlife-friendly and approved by the Design Review Committee."

All other provisions of the Declaration shall remain in full force and effect and not be modified pursuant to this First Amendment.

IN WITNESS WHEREOF, Declarant has executed this First Amendment effective on recordation hereof with the Clerk of Teton County, Wyoming.

SNAKE RIVER SPORTING CLUB
DEVELOPMENT COMPANY, LLC

By: Dolan, Pollak & Schram-SR, LLC,
its Managing Member
By: Schramco, Inc., its Managing Member

By: 
Printed Name: Stephen C. Schram
Title: President

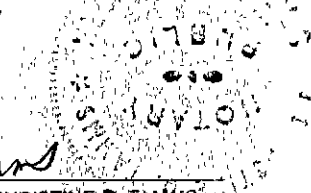
State of New York)
) ss.
County of New York City)

The foregoing instrument was acknowledged before me by Stephen C. Schram, as President of Shanklin's Spring Club Equipment Company who acknowledges that he executed the foregoing in the name of and on behalf of said company, this 23rd day of January, 2007

Witness my hand and official seal.

Christine D. James

Notary Public

A circular notary seal for Christine D. James, Notary Public, State of New York, No. 01TA6120567, Qualified in Kings County, Term Expires December 20, 2008.
CHRISTINE D. JAMES
Notary Public, State of New York
No. 01TA6120567
Qualified in Kings County
Term Expires December 20, 2008

My commission expires: _____