



SUPPLEMENTAL
DECLARATION OF CONDOMINIUM
FOR
SPIRIT DANCE LODGES, PHASE A

THIS SUPPLEMENTAL DECLARATION is made this 26th day of February, 1982, by SPRING CREEK RANCH COMPANY, a California limited partnership ("Declarant"), of Jackson, Wyoming, for itself, its successors, grantees and assigns, for the purpose of defining the character, duration, rights, obligations and limitations of condominium ownership pursuant to the Wyoming Condominium Ownership Act.

WHEREAS, Declarant is the owner of certain real property known as Spring Creek Ranch in Teton County, Wyoming; and

WHEREAS, Declarant subjected said real property to a Declaration of Covenants, Conditions & Restrictions, dated July 7, 1981, recorded September 16, 1981 in Book 116 of Photos, Pages 481-544 of Records in the Office of the Teton County Clerk (the "Declaration"); and

WHEREAS, the Declaration envisioned the execution of Supplemental Declarations providing for condominium ownership and development of portions of said real property in phases; and

WHEREAS, Declarant is the owner of certain real property more particularly described in Exhibit A hereto (the "Phase IA Property") which it desires to develop as a Phase of Spring

ABSTRACTED
INDEXED
COMPLETED
RECORDED

Recorded	<u>3-2</u>	<u>1982</u>	at	<u>2:00</u>	o'clock	P	M
in Book	<u>123</u>	of	Photo	Page	<u>399-409</u>		
No.	<u>232601</u>					\$24.00	PD
	V. Jolynn Coonce					County Clerk	
by	<i>Ann Riebs</i> Dep.						

Creek Ranch pursuant to condominium ownership and pursuant to the Declaration; and

WHEREAS, Declarant does hereby submit the Phase IA Property, and the improvements constructed or to be constructed thereon, to the condominium form of ownership and use in the manner provided by the Wyoming Condominium Ownership Act; and

WHEREAS, the name by which this Phase of Spring Creek Ranch is to be identified is SPIRIT DANCE LODGES, PHASE A, and its address is Spring Creek Ranch, Teton County, Wyoming;

NOW, THEREFORE, Declarant does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall be deemed to run with the land, shall be a burden and a benefit to Declarant, its heirs, executors, administrators and assigns, and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I

DEFINITIONS

Section 1. The definitions set forth in the Declaration shall apply to this Supplemental Declaration, except the definition of Condominium Unit as it applies to the Phase IA Property shall be as follows:

Condominium Unit: "Condominium Unit" shall mean an estate in real property, whether commonly known as a condominium, townhouse, or other interest in residential property, consisting of:

- (a) A separate fee simple interest in a residential dwelling unit constructed in a Phase;
- (b) An undivided fractional interest as a tenant in common in the applicable Site Common Area; and
- (c) Certain easements of access to, use and enjoyment of, and ingress and egress through the Project Common Area in the Project.

ARTICLE II

PROPERTY

Section 1. Phase IA Property. Declarant hereby submits the Phase IA Property to condominium ownership pursuant to:

- (a) The Wyoming Condominium Ownership Act;
- (b) The Declaration;
- (c) The provisions of Spirit Dance Lodges, Phase A, Plat _____, recorded in the office of the Teton County, Clerk (the "Phase IA Plan"); and
- (d) This Supplemental Declaration.

Section 2. Phase IB Property.

- (a) Declarant shall have the right to annex the real property designated "Proposed Phase B" on the Phase

IA Plan (the "Phase IB Property") to the provisions of this Supplemental Declaration as an integral part of said Phase. Upon such annexation the undivided interests of each Owner in the Site Common Area in this Phase, pursuant to Article III hereto, shall be reduced to a 1/25 undivided fractional interest, each Owner of a Condominium Unit on Phase IA Property shall acquire an interest in the Site Common Area in the Phase IB Property as well as in the Phase IA Property, and each Owner of a Condominium Unit on Phase IB Property shall acquire an interest in the Site Common Area in the Phase IA Property as well as in the Phase IB Property.

(b) Annexation of the Phase IB Property shall be effected by:

- (i) recordation of a final plat for the Phase IB Property; and
- (ii) Recordation of a Declaration of Annexation relating to this Supplemental Declaration.

ARTICLE III

RIGHTS IN SITE COMMON AREA

Section 1. Percentage of Undivided Interests in Site Common Area. The undivided interests in the Site Common Area hereby established and which shall be conveyed with each respective

Unit is a 1/24 undivided fractional interest, subject to reduction to a 1/25 undivided fractional interest as described in Article II hereof.

ARTICLE IV

LIMITED COMMON AREA

Section 1. "Limited Common Area" shall refer to portion of the Site Common Area consisting of decks, balconies, patios, terraces, and like facilities or areas attached to and appurtenant to a Condominium Unit and defined in the final plat for the Phase in which said Condominium Units are included as "Limited Common Area."

Section 2. Limited Common Area shall be for the exclusive use of the Condominium Unit to which it is appurtenant pursuant to the Phase IA Plan, and each Condominium Unit shall have appurtenant thereto an exclusive easement for the use of its Limited Common Area subject to non-exclusive easements in favor of Declarant, the Association and all Condominium Units for emergency ingress and egress and for maintenance and repair.

ARTICLE V

SEPARATE ASSESSMENT AND TAXATION - NOTICE TO ASSESSOR

Section 1. Declarant shall give written notice to the Assessor of Teton County, Wyoming, of the creation of condominiums

ownership in the Phase IA Property, as is provided by law, so that each Condominium Unit and the undivided interest in the Site Common Area appurtenant thereto shall be deemed a separate tax parcel and subject to separate assessment and taxation.

ARTICLE VI

OWNERSHIP - TITLE

Section 1. A Condominium Unit may be held and owned in any real property tenancy relationship recognized under the laws of the State of Wyoming.

ARTICLE VII

AMENDMENT

Section 1. This Supplemental Declaration may be amended only as follows:

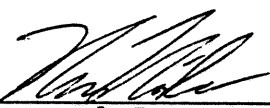
- (a) as to adding the Phase IB Property, by an instrument executed and acknowledged by Declarant;
- (b) as to all other matters:
 - (i) to the extent the Declaration is not amended, by at least seventy-five percent (75%) of the Owners in the Phase, or their legally appointed and duly authorized guardian, conservator, executor or administrator, and at least fifty-one percent (51%) of the holders of Prior Encumbrances on Condominium Units in the Phase which are of record prior to the effective date of such amendment; and

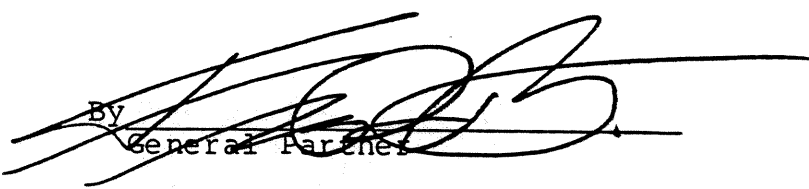
(ii) to the extent the Declaration is amended, by compliance with the amendment provisions of the Declaration as well as the provisions of this Article.

IN WITNESS WHEREOF, SPRING CREEK RANCH COMPANY, as Declarant, has executed this Supplemental Declaration this 26th day of February, 1982, at LOS ANGELES, CALIFORNIA.

SPRING CREEK RANCH COMPANY

By: THE SOMERSET COMPANY
General Partner

By 
General Partner

By 
General Partner

The undersigned join in the within Supplemental Declaration to the extent required to subject their interest in the property described on Exhibit A to all of the terms and conditions hereof.

FIRST WYOMING BANK, N.A.
JACKSON HOLE

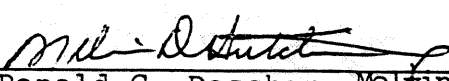
By 
~~Ronald C. Doscher~~ ~~Melvin D. Hutchings~~
~~Vice President~~

EXHIBIT A

Phase IA Property

SPIRIT DANCE LODGES, PHASE A is a part of Lot 3 of Spring Creek Ranch, a subdivision of record in the Office of the Teton County Clerk as Plat 501, and is located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21, T41N, R116W, 6th P. M., Teton County, Wyoming. Said SPIRIT DANCE LODGES, PHASE A being more particularly described as follows:

BEGINNING at the northwest corner of Lot 4 of said Spring Creek Ranch;

thence N56°-40'-00"W, 67.00 feet to a point;

thence N32°-15'-00"E, 543.00 feet to a point;

thence N42°-35'-00"E, 194.00 feet to a point;

thence S74°-25'-51"E, 332.22 feet to a point on the

northerly right-of-way line of Spirit Dance Road;

thence S17°-41'-58"W, 30.00 feet to a point which lies on a horizontal circular curve to the right, and has a radial bearing of S17°-41'-58"W; said point lying on the centerline of Spirit Dance Road;

thence along said centerline as follows:

through said curve having a central angle of 58°-08'-35", and a radius of 75.89 feet for an arc length of 77.01 feet to a point;

S 14°-09'-27"E, 128.43 feet to a point on a horizontal circular curve to the right,

through said curve having a central angle of 35°-46'-36", and a radius of 216.88 feet for an arc length of 135.42 feet to a point;

S21°-37'-09"W, 85.02 feet to a point on a horizontal circular curve to the left;

through said curve having a central angle of 36°-37'-13", and a radius of 236.91 feet for an arc length of 151.42

feet to a point on a horizontal circular curve to the right, said point having a radial bearing of S74°-59'-55"W;

through said curve to the right having a central angle of 47°-13'-05", and a radius of 147.78 feet for an arc length of 121.79 feet to a point;

S32°-13'-00"W, 243.77 feet to a point on the centerline of East Butte Road;

thence departing the centerline of Spirit Dance Road and continuing along the centerline of East Butte Road as follows:

N57°-47'-00"W, 90.67 feet to a point on a horizontal circular curve to the left;

through said curve having a central angle of 46°-03'-34", and a radius of 250.00 feet for an arc length of 200.97 feet to a point;

S76°-09'-25"W, 45.75 feet to a point on the
boundary of said Lot 4;
thence departing the centerline of East Butte Road and
continuing N23°-51'-02"W, 307.64 feet along said boundary
of Lot 4 to the northeast corner;
thence S85°-48'-54"W, 123.33 feet along said boundary
to the POINT OF BEGINNING.

Said parcel contains 11.52 acres, more or less.

