

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR THE  
TVDC CONDOMINIUMS AND TOWNHOMES  
ADDITIONS TO THE TOWN OF JACKSON**

This Supplemental Declaration of Covenants, Conditions and Restrictions for the TVDC Condominiums and Townhomes Additions, (hereinafter "Second Addition Supplemental Declaration") is made and executed effective the day of signature affixed hereto by Teton Valley Development Co., LLC, a Wyoming limited liability company ("Declarant"), pursuant to the provisions of that certain Declaration of Covenants, Conditions and Restrictions for TVDC Condominiums and Townhomes Additions to the Town of Jackson, filed of record in the Office of the County Clerk, Teton County, Wyoming, as Document No. 650582, Book of Photo 589, pages 905 through 942 (hereinafter "the First Declaration").

**RECITALS:**

A. Teton Valley Development Co., LLC was the Declarant under the First Declaration, and the owner who recorded that certain plat entitled "TVDC Townhomes First Addition to the Town of Jackson," filed of record on May 25, 2005 as Plat no. 1147, in the office of the Teton County, Wyoming Clerk (hereinafter the "Townhome Plat"), and who recorded that certain plat entitled TVDC Condominiums First Addition to the Town of Jackson," filed of record on May 25, 2005 as Plat no. 1148, in the office of the Teton County, Wyoming Clerk (hereinafter the "Condominium Plat"). The real property identified on the Townhome Plat and the Condominium Plat are hereinafter referred to as "the Property."

B. Pursuant to Article III of the First Declaration, Teton Valley Development Co., LLC reserved the right to annex additional land contiguous to the Property within ten (10) years of the date of recording the First Declaration, for the purpose of developing additional condominium Units and Townhomes in additional buildings as part of the greater TVDC Townhomes and Condominiums Development.

C. Teton Valley Development Co., LLC has obtained real property that is contiguous to the Property, and intends to annex said real property to the TVDC Townhomes and Condominiums Development as a second addition to the TVDC Townhomes and Condominiums Development, for the purpose of developing additional Townhomes as part of the greater TVDC Townhomes and Condominiums Development;

NOW THEREFORE, in consideration of the foregoing recitals, Teton Valley Development Co., LLC hereby exercises its rights under Article III of the First Declaration, and hereby subjects all of that additional real property, and all improvements to be located thereon, described in that plat entitled "TVDC Townhomes, Second Addition to the Town of Jackson" (hereinafter the "TVDC Townhomes Second Addition Plat"), recorded contemporaneously herewith in the Office of the Clerk of Teton County as Plat No. \_\_\_\_\_, to the terms, conditions and restrictions of the First Declaration, thereby making the Owners of each Townhome in said additional property Members of the Association and making such additional Owner's Townhomes and any Common Areas or Common Elements associated therewith subject to the responsibility of the Association to provide services to all members of the Association, as more specifically provided in the First Declaration.

Upon recordation of this Second Addition Supplemental Declaration and the TVDC Townhomes Second Addition Plat, the additional Townhomes shall be incorporated into the TVDC Townhomes and Condominiums Development, and shall be subject to the First Declaration, as amended hereby, as if the same were originally described as part of the Townhomes in the First Declaration.

Upon recordation of this Second Addition Supplemental Declaration and the TVDC Townhomes Second Addition Plat, the Common Element Interest appurtenant to each Unit and Townhome in the TVDC Townhomes and Condominiums Development shall be as set forth in the revised Exhibit "A" which is appended to this Second Addition Supplemental Declaration.

Grantor: TETON VALLEY DEVELOPMENT CO\*  
Grantee: THE PUBLIC  
Doc 0661097 bk 604 pg 1032-1034 Filed at 11:26 on 10/06/05  
Sherry J. Daigle, Teton County Clerk fees: 14.00  
By MARY SMITH Deputy

**EXHIBIT A**

**COMMON AREA INTERESTS FOR UNITS AND TOWN HOMES  
IN THE TVDC TOWNHOMES AND CONDOMINIUMS DEVELOPMENT**

**First Addition - Townhome Common Area Interest**

Lot 1:           2060/16970 = .1214

Lot 3:           2060/16970 = .1214

Lot 4:           2060/16970 = .1214

Subtotal First Addition Townhome Common Area Interest = .3642

**First Addition - Condominium Common Area Interest**

Lot 2:

    Unit 1:       850/16970 = .05

    Unit 2:       850/16970 = .05

    Unit 3:       850/16970 = .05

Subtotal First Addition Condominium Common Area Interest = .15

**Second Addition - Townhome Common Area Interest**

Lot 6:           2060/16970 = .1214

Lot 7:           2060/16970 = .1214

Lot 8:           2060/16970 = .1214

Lot 9:           2060/16970 = .1214

Subtotal Second Addition Townhome Common Area Interest = .4856

Total Common Area Interest = .9998

