

DECLARATION OF COVENANT, CONDITION AND RESTRICTION FOR  
PARTS OF TRACTS OWNED BY  
FOUR SHADOWS LLC  
AND  
WOLF MOUNTAIN LLC

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

This Declaration of Covenant, Condition and Restriction regulating and controlling the use, development and density of certain real property as hereinafter described is made to be effective this 2nd day of July, 2009, by Four Shadows LLC, a Wyoming limited liability company, and Wolf Mountain LLC, a Wyoming limited liability company, both of 5700 Snake River Ranch Road, Wilson, Wyoming 83014, hereinafter referred to as "Declarants", the owners of real property that is defined as the Village Core in the Master Plan for the Area Two Planned Unit Development (Teton Village Expansion) of the Teton Village Planned Unit Development District for Planned Resort (Teton Village Planned Resort District), and as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, and which shall hereinafter be referred to as the "Property". Declarants are adopting the following Covenant, Condition and Restriction to limit development of the property and thereby reducing potential traffic impacts on nearby public roadways for the benefit of all present and future owners of the Property or any part thereof and the benefit of Teton County and the Public at Large and in furtherance of a plan for development of other lands in the vicinity in accordance with said Master Plan.

NOW, THEREFORE, Declarants hereby declare that all of the Property described shall be owned, held, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following restriction, covenant and condition, which shall run with, the real Property and be binding on all parties having any right, title or interest in the described Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any part thereof.

**ARTICLE I - RESTRICTION**

The property shall not be divided, subdivided or developed in a manner that creates more than Seventy Thousand (70,000) square feet of Commercial Space, Ten Thousand (10,000) square feet shall be dedicated to local service Commercial Uses. The terms "Commercial Space" and "Commercial Use" are those spaces and uses all as may be allowed

GRANTOR: FOUR SHADOWS LLC ET AL  
 GRANTEE: THE PUBLIC  
 Doc 0761786 bk 742 pg 248-253 Filed At 10:33 ON 10/19/09  
 Sherry L. Daigle Teton County Clerk fees: 23.00  
 By Mary Smith Deputy

by the Land Development Regulations currently in existence for Teton County, Wyoming or as they may be amended from time to time.

**ARTICLE II**  
**ENFORCEMENT, DURATION AND AMENDMENT**

Section 1. Enforcement. The Declarants, or any future owner and the Mayor and Town Council of the Town of Jackson, Wyoming (the "Town") shall have the right to enforce, by any proceeding at law or in equity, this restriction, condition, and covenant. Failure by the Town or by any owner to enforce this covenant and restriction shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Duration of Restriction. The covenant, condition and restriction set forth in this document shall continue and remain in full force and effect at all times against said Property and the owners thereof, subject to the right of amendment or modification provided for in this Article, for a term of twenty (20) years, after which time it shall be automatically extended for successive periods of twenty (20) years, until amended or revoked.

Section 3. Amendment. This declaration may be amended during any twenty (20) year period by an instrument signed by not less than two thirds (2/3) of the Property owners, which instrument must be recorded in the Office of the County Clerk of Teton County, Wyoming. The provisions of Article I shall not be amended without consent of the Town of Jackson, Wyoming.

Section 4. Violation Constitutes Nuisance. Every act or omission, whereby this restriction, condition or covenant in this Declaration set forth, is violated in whole or in part, is declared to be and shall constitute a nuisance and may be abated by Declarants or their successors in interest and/or by any owner or the Town of Jackson, Wyoming, and such remedies shall be deemed cumulative and not exclusive.

DATED this 22<sup>nd</sup> day of July, 2009.

Four Shadows LLC  
a Wyoming limited liability company

BY *WBR*  
William B. Resor  
Its Manger

Wolf Mountain LLC  
a Wyoming limited liability company

BY *WBR*  
William B. Resor  
Its Manger

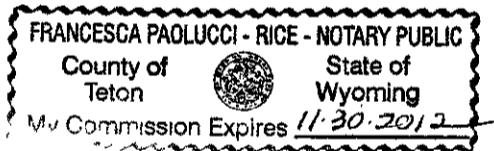
STATE OF WYOMING    )  
                                  )ss  
COUNTY OF TETON    )

The foregoing instrument was acknowledged before me by William B. Resor, as Manger of Four Shadows LLC, a Wyoming limited liability company, and as Manager of Wolf Mountain LLC, a Wyoming limited liability company this 22nd day of July, 2009

WITNESS my hand and official seal *Francesca Paolucci-Rice*

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

My commission expires  
November 30, 2012



***EXHIBIT A***  
**DESCRIPTION OF**  
**THE VILLAGE CORE**  
**OF THE**  
**AREA TWO (A.K.A. TETON VILLAGE EXPANSION)**  
**PLANNED UNIT DEVELOPMENT**  
**OF THE**  
**TETON VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT**  
**FOR PLANNED RESORT**

**TO WIT:**

A **PARCEL OF LAND** being parts of that tract conveyed to Four Shadows LLC by the instrument of record in the Office of the Clerk of Teton County, Wyoming in Book 701 of Photo, pages 1096-1106 and of that tract conveyed to Wolf Mountain LLC by the instrument of record in said Office in Book 701 of Photo, pages 1020-1025;

said Parcel is located within Government Lots 2 and 3 of Section 19, T42N, R116W; Government Tract 38, and Government Lots 3, 4, and 5 of Section 24, T42N, R117W, 6<sup>th</sup> P.M., Teton County, Wyoming;

said Parcel consists of those lands within the Area Two (a.k.a. Teton Village Expansion) Planned Unit Development of the Teton Village Planned Unit Development District for Planned Resort (as approved by the Board of County Commissioners on July 12, 2005 and amended by the Board of County Commissioners by approval of a Official Zoning Map Amendment on July 7, 2009) that lie northerly and / or northeasterly of the following described line:

**BEGINNING** at the easternmost corner of Lot A, commonly referred to as Fish Creek Park, of Shooting Star Second Filing, a subdivision of record in said Office as Plat 1211; said corner lies within the right-of-way of the Teton Village Entrance Road, as established by that instrument of record in said Office in Book 629 of Photo, pages 1008-1015 and amended by that instrument of record in said Office in Book 669 of Photo, pages 1056-1063; the southeast corner of said Section 24 bears S35° 53' 08"E, 1079.89 feet from said Corner of Beginning;

thence within said Teton Village Entrance Road right-of-way and the right-of-way for McCollister Drive established by that instrument of record in said Office in Book 629 of Photo, page 1001-1007 and amended by that instrument of record in said Office in Book 669 of Photo, pages 1064-1070, proceeding on the northerly boundary of said Lot A, coincident with a segment of the boundary of said Four Shadows LLC tract, as follows:

proceeding N62° 00' 47"W, 82.05 feet;

thence northwesterly 358.17 feet on the arc of a curve to the right, having a radius of 420.13 feet, through a central angle of 48°50'46"; the chord of said curve bears N37° 35' 23"W, 347.43 feet; the radius point of said curve bears N76° 50' 00"E from the end point of said curve;

thence on a non-tangent bearing, S76° 36' 23"W, 190.34 feet;

thence westerly 325.26 feet on the arc of a curve to the right, having a radius of 420.13 feet, through a central angle of 44°21'29"; the chord of said curve bears N81° 12' 53"W, 317.20 feet;

thence N59° 02' 10"W, 24.51 feet;

thence northwesterly 152.21 feet on the arc of a curve to the left, having a radius of 350.00 feet, through a central angle of 24°55'00" to the northwest corner of said Lot A; the chord of said curve bears N71° 29' 40"W, 151.01 feet; the radius point of said curve bears S6° 02' 50"W from said northwest corner being the end point of said curve;

thence departing said boundary, continuing within said McCollister Drive right-of-way as follows:

proceeding on a non-tangent bearing, N80° 03' 03"W, 13.59 feet;

thence N85° 06' 50"W, 200.00 feet;

thence northwesterly 90.00 feet on the arc of a curve to the right, having a radius of 180.00 feet through a central angle of 28°38'52"; the chord of said curve bears N70° 47' 23"W, 89.07 feet;

thence N56° 27' 57"W, 28.50 feet to the intersection with the boundary of said Four Shadows LLC tract, being the end point of the line being described herein;

the **BASIS OF BEARING** for this description is N00°01'49"E on the west line of the E1/2NW1/4 of Section 25, T42N, R117W, 6<sup>th</sup> P.M., Teton County, Wyoming;

this description is based on a survey performed during the years 2005, 2006 and 2008;

the Parcel described herein is shown on ***ILLUSTRATIVE MAP TO ACCOMPANY DESCRIPTION OF THE VILLAGE CORE OF THE AREA TWO PUD TETON VILLAGE PUD DISTRICT FOR PLANNED RESORT*** attached hereto as Page 3 of 3, and by this reference made a part hereof.

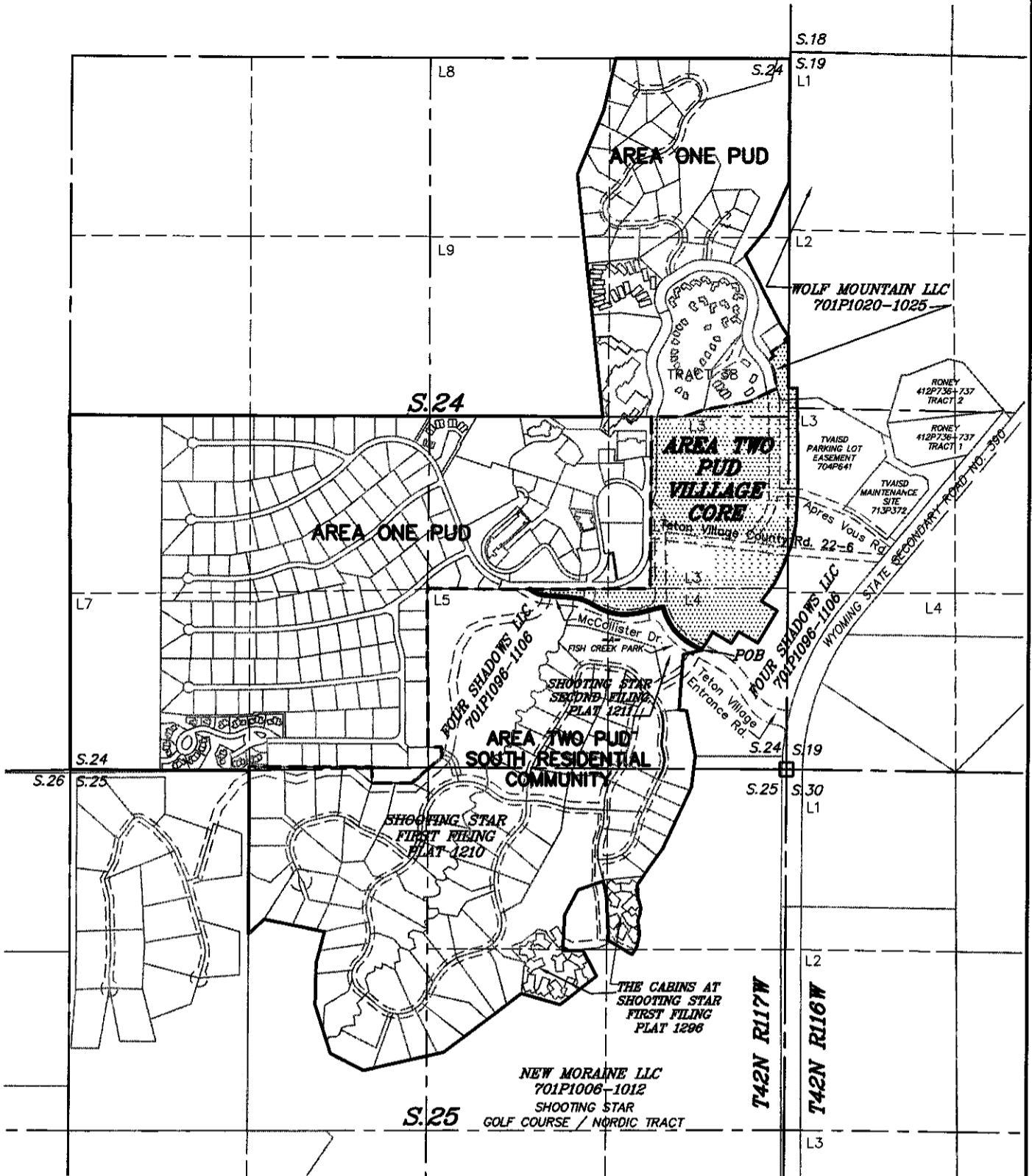
JORGENSEN ASSOCIATES, P.C.

Prepared July 21, 2009









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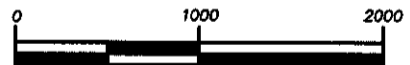
***EXHIBIT A***

**DESCRIPTION OF  
THE VILLAGE CORE  
OF THE  
AREA TWO (A.K.A. TETON VILLAGE EXPANSION) PLANNED UNIT DEVELOPMENT  
OF THE  
TETON VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT FOR PLANNED RESORT**



**LEGEND**

-  Boundary Teton Village Planned Unit Development District For Planned Resort (Teton Village Planned Resort District)
-  Boundary Between Area One PUD And Area Two PUD Of The Teton Village Planned Resort District
-  Boundary Line, This Description, Between Village Core and South Residential Community of Area Two PUD of the Teton Village Planned Resort District
-  Property Boundary
-  Road and Parking Easements
-  Section Line
-  Quarter Section Line
-  Sixteenth Section Line
- L1 Government Lot



Scale: 1 Inch = 1000 Feet

This scale valid only for 8.5x14 prints.

**ILLUSTRATIVE MAP TO ACCOMPANY  
DESCRIPTION OF THE  
VILLAGE CORE  
OF THE  
AREA TWO PUD  
TETON VILLAGE PUD DISTRICT  
FOR  
PLANNED RESORT**  
Showing Parts Of  
Section 24 & Section 25 T42N, R117W And  
Section 19 T42N, R116W 6TH P.M.  
Teton County, WY



**JORGENSEN ASSOCIATES, P.C.**  
Engineering • Land Surveying • Planning

P.O. Box 9550, 270 East Simpson Ave, Jackson, Wyoming 83002  
(307) 733-5150 FAX: (307) 733-5187  
E-mail: ja@jorgensenassociates.com

**EXHIBIT A**  
**Page 3 Of 3**

Project No.: 08005.01.72

Map Revised: July 21, 2009  
Map Prepared: April 9, 2009