

DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
WILLOW PARK TOWNHOUSES B

This Declaration of Covenants, Conditions, and Restrictions, hereinafter called "Declaration" is made and executed in Teton County, Wyoming, this 25th day of June, 1980, by Robert C. Rudd and Sharon K. Rudd, husband and wife, hereinafter collectively referred to as "DECLARANT", pursuant to law.

W I T N E S S E T H :

WHEREAS, DECLARANT is the owner of certain real property located in Teton County, Wyoming, and more particularly described as Exhibit A, attached hereto and made a part hereof, and

WHEREAS, DECLARANT is the owner of certain townhouse buildings and certain other improvements hertofore constructed or hereafter to be constructed upon the aforesaid premises, which property constitutes a townhouse project, and it is the desire and the intention of the DECLARANT to divide the project into townhouses and to sell and to convey the same to various purchasers subject to the covenants, conditions, and restrictions herein reserved, to be kept and observed, and

WHEREAS, DECLARANT desires and intends by filing this Declaration to submit the above described property and the townhouse buildings and other improvements constructed thereon, together with all appurtenances thereto, to the provisions of this Declaration and to impose upon said property mutually beneficial restrictions under a general plan of improvement for the benefit of all said townhouses and the owners, and

RECORDED	
CONFIRMED	
INDEXED	✓
REPLACED	✓

Recorded	6-25	19 80	at	10:00	o'clock	A.M.
In Book	100	of	Photo	Page	499	to 504
No.	212446			14.00	pd	
<i>W. J. Quinn</i>						County Clerk

WHEREAS, DECLARANT has previously filed a Declaration of Covenants, Conditions and Restrictions for Willow Park Townhouses, dated March 13, 1979 and filed for record with the Teton County Clerk, an Ex-officio register of deeds for Teton County, Wyoming, in Book 86 of Photo, pages 102 -130;

NOW, THEREFORE, The DECLARANT does hereby publish and declare that all of the property described above is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvements of said property and the division thereof into townhouses, and shall be deemed to run with the land and shall be a burden and a benefit to DECLARANT, its successors and assigns, and any person acquiring or owning any interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

1. INCORPORATION BY REFERENCE. The Declaration of Covenants, Conditions and Restrictions, Willow Park Townhouses dated March 13, 1979 and executed by the DECLARANT and filed for record with the Teton County Clerk, an Ex-officio register of deeds for Teton County, Wyoming, in Book 86 of Photo, pages 102 - 130 is incorporated herein by reference as though the same were specifically herein set forth, and the units and common areas of Willow Park Townhouses B hereinafter described are made subject to said Declaration of Covenants, Conditions and Restrictions dated March 13, 1979. It is the intent of this instrument to expand the Willow Park Townhouses project in accordance with paragraph 46 of said Declaration of Covenants, Conditions and Restrictions,

Willow Park Townhouses.

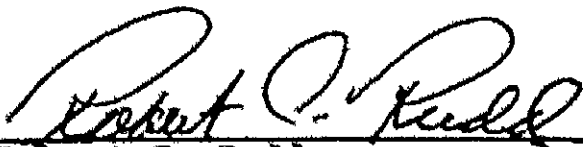
2. DIVISION OF PROPERTY INTO TOWNHOUSE UNITS. The real property described in Exhibit A and the improvements thereon are hereby divided in the following fee simple estates, each such estate consisting of the separately designated units as is set forth in Exhibit B attached hereto and made a part hereof. DECLARANT reserves the right to (i) physically combine the space within one unit with the space within one or more adjoining units, (ii) to combine a part of or combination of or combination of parts of the space within one unit with part or parts of the space within one or more adjoining units, and (iii) to divide into separate units the space of one unit. The resulting interest in the stock in the Corporation resulting therefrom shall be reflected by an amendment to Exhibit B hereof and to the Map.

3. HEADINGS. The headings used in this agreement are for convenience only and are not to be used in its construction.

4. CONSTRUCTION. That whenever use herein, unless the context shall otherwise indicate, the singular numbers shall include the plural, the plural the singular, and the use of any gender shall include all genders.

5. EFFECTIVE DATE. This Declaration shall take effect upon recording.

IN WITNESS WHEREOF that parties have executed this Declaration as indicated below.

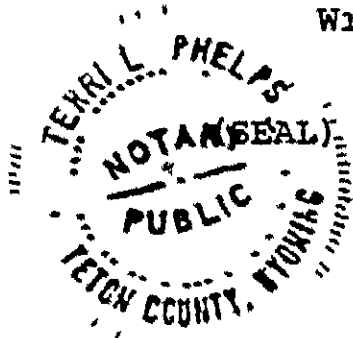

Robert C. Rudd


Sharon K. Rudd

STATE OF WYOMING)
) SS
COUNTY OF TETON)

The foregoing Declaration was acknowledged by Robert C. Rudd before me this 25th day of June, 1980.

Witness my hand and official seal.



Terri L. Phelps
Notary Public

My commission expires August 27, 1983

STATE OF WYOMING)
) SS
COUNTY OF TETON)

The foregoing Declaration was acknowledged by Sharon K. Rudd before me this 25th day of June, 1980.

Witness my hand and official seal.



Terri L. Phelps
Notary Public

My commission expires: August 27, 1983

EXHIBIT A

That part of tract of record in the Office of the Clerk of Teton County, Wyoming in Book 79 of Photo on Pages 66 and 67 located in the NW 1/4 SW 1/4 of Section 33, T41N, R116W, 6th P.M. of said County;

COMMENCING at the southeast corner of said NW 1/4 SW 1/4 marked by a 2-inch diameter galvanized steel pipe with brass cap inscribed "PAUL N. SCHERBEL RLS 164 BIG PINEY WYOMING, T41N R116W, S33, SW 1/16, 1961";

thence N00°-13.5'E, the base bearing for this description, 508.99 feet along the east line of said NW 1/4 SW 1/4 to the southeast corner of said tract and the CORNER OF BEGINNING;

thence S70°-33.6'W, 268.41 feet along the south line of said tract to the southeast corner of Willow Park Townhouses, First Filing, a subdivision of record in said Office as Plat No. 372;

Thence N08°-08.2'W, 180.46 feet along the east line of said First Filing to a point on said east line;

thence N22°-41.6'W, 105.68 feet along said east line to a point for the northeast corner of said First Filing on the north line of said tract, identical with the south line of Tract 7 as shown on that map filed in said office as Map T-39 in T41N, R116W;

thence S89°-06.4'E, 286.72 feet along said north line to a corner witnessing the northeast corner of that tract of record in said Book 79;

thence continuing S89°-06.4'E, 33.45 feet along said north line to an unmonumented intersection with the east line of said NW 1/4 SW 1/4 for the northeast corner of said tract, identical with the southeast corner of said Tract 7;

thence S00°-13.5'W, 181.83 feet along said east line, identical with the east line of that tract of record in said Book 79 to the CORNER OF BEGINNING;

ENCOMPASSING an area of 1.48 acres, more or less;

each corner, unless otherwise described, marked by a 5/8 inch diameter reinforcing bar with aluminum Serv-kap inscribed "NELSON ENGR PE & LS 578";

each point marked by a steel T-shaped stake 18 inches long with chromed cap inscribed "SURVEY POINT, PETER M. JORGENSEN, PE & LS 2612".

EXHIBIT B

DESIGNATION OF UNITS.

For the designation of units in Willow Park Townhouses B, also known as Willow Park Townhouses Second Filing, see the Plat of the Willow Park Townhouses Second Filing filed coincidentally with this Declaration of Covenants, Conditions and Restrictions, which Plat is incorporated herein by reference and made a part hereof.
