

FIRST SUPPLEMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR WILSON MEADOWS  
THIRD FILING

This instrument ("First Supplement") is made by the Teton County Housing Authority, a duly constituted Housing Authority established by Teton County, Wyoming pursuant to W. S. § 15-10-116 as amended hereinafter referred to as "Declarant".

WHEREAS, the developer of the Wilson Meadows Subdivision recorded a Declaration of Covenants, Conditions and Restrictions For Wilson Meadows instrument (original covenants) which was recorded on December 2, 1997 in Book 344 of Photo, pages 643 to 663 as Document No. 0453270; and



WHEREAS, Declarant is the owner of the Wilson Meadows Third Filing, which is encumbered by the original covenants; and

WHEREAS, Declarant desires to place additional covenants, conditions and restrictions on the Third Filing properties with respect to encroachment easements, party walls, and minimum setbacks;

NOW THEREFORE, Declarant hereby declares that the Declaration of Covenants, Conditions and Restrictions For Wilson Meadows December 2, 1997 in Book 344 of Photo, pages 643 to 663 as Document No. 0453270, be supplemented with the following additional covenants:

1. Encroachment Easements: The residential structures on each Lot and all improvements will be constructed by Declarant. There may be projections onto adjoining property which may include, but are not limited to, eaves, decks, bay windows or other attachments, and retaining walls. Such projections shall not be considered to be encroachments, and an easement shall exist for the same by and through this First Supplement. Certain walls which are built as part of the original construction of single family residences may be placed on or adjacent to the dividing line between lots, and such walls will constitute party walls. The general rules of real property law regarding party walls and liability for damage thereto shall apply to

party walls, unless specific provisions of this Declaration provide otherwise. An owner causing damage to a party wall shall be solely responsible for the cost of repairing such damage.

2. Minimum/Maximum Setbacks: The following setbacks shall apply:

Lot#	Street	Rear	Side-West	Side-East
83	N-15/25 <sup>1</sup>	S-15	17 <sup>3</sup>	0
82	N-15/25 <sup>1,3</sup>	S-15	0	15
87	S-14 <sup>2,3</sup>	N-15	11.5 <sup>3</sup>	0
86	S-14 <sup>2</sup>	N-15	0	5.5 <sup>3</sup>
85	S-14 <sup>2,3</sup>	N-15	5.5 <sup>3</sup>	0
84	S-14 <sup>2</sup>	N-15	0	15 <sup>3</sup>
88	N-5 <sup>2</sup>	S-7.5	15 <sup>3</sup>	0
89	N-4.5 <sup>2,3</sup>	S-7.5 <sup>3</sup>	0	14.5 <sup>2,3</sup>

3. All property within the Third Filing shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to this First Supplement provisions, covenants, conditions and restrictions, all of which are for the purpose of preserving and maintaining the natural character and value of the property. The original covenants and this First Supplement shall run with the property and any lot thereof, and shall be binding on all parties having or acquiring any legal or equitable interest in or to the property, and shall inure to the benefit of all of the owners of the property or any part thereof.

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<sup>1</sup> Minimum setback of 15' and maximum setback of 25' from road right-of-way.

<sup>2</sup> From road right-of-way.

<sup>3</sup> Overhang encroaches setback at this location.

IN WITNESS WHEREOF, This First Supplement is executed this 3rd day of August, 2001.


Teton County Housing Authority:

  
Forrest Neuerburg, Director

STATE OF WYOMING )  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me this 3rd day of August, 2001 by Forrest Neuerburg, Director of the Teton County Housing Authority.

WITNESS my hand and official seal.

  
Notary Public  
My Commission expires: 11-30-2004

