

(1)

**First Amendment to  
Declaration of Covenants, Conditions and Restrictions  
for  
The Homesteads at Teton Village**

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This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HOMESTEADS AT TETON VILLAGE ("Amendment") is made this 10 day of August, 2015, by Crystal Springs Ranch Inc., a Wyoming corporation (the "Declarant").

**WITNESSETH:**

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for The Homesteads at Teton Village was recorded in the Office of the Teton County Clerk on November 5, 2012 in Book 824 of Photo at Pages 799 to 832 (the "Declaration");

WHEREAS, pursuant to Section 12.1 of the Declaration, Declarant may unilaterally amend or repeal this Declaration for any purpose until the conveyance of all of the real property set forth on the Final Plat to an Owner unaffiliated with Declarant; and

WHEREAS, Declarant owns real property set forth on the Final Plat as of the date hereof and pursuant to its reserved authority desires to amend Section 4.1(c) of the Declaration as provided herein.

NOW, THEREFORE, pursuant to the reserved authority of Declarant set forth in Section 12.1 of the Declaration to unilaterally amend the Declaration, the Declarant hereby amends the Declaration, as follows:

1. **Residential Townhome Lots**. The following is hereby added to the end of Section 4.1(c) of the Declaration:

*Notwithstanding the foregoing, the square footage of Lot 13 may exceed the maximum allowable square footage for such Lot (as set forth on the Building Permit issued by the Teton County Planning Department as of 2012 for such Lot) an additional seventy (70) habitable square feet for purposes of allowing the Owner of Lot 13 to enclose an existing porch.*

2. The Association intends by the recording of this Amendment to amend and supplement the Declaration. The Declaration shall remain in full force and effect following the recording of the Amendment except as modified herein. Capitalized terms used herein which are not defined herein shall have the same meanings as set forth in the Declaration and the Governing Documents. Other capitalized terms shall be defined as set forth above.

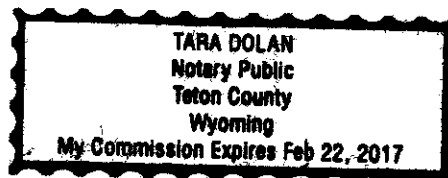
IN WITNESS WHEREOF, the undersigned has executed this Amendment the date and year first written above.

GRANTOR: CRYSTAL SPRINGS RANCH INC  
GRANTEE: THE PUBLIC  
Doc 0908010 bk 923 pg 399-400 Filed At 10:56 ON 06/28/16  
Sherry L. Daigle Teton County Clerk fees: 19.00  
By Mary Smith Deputy

Crystal Springs Ranch Inc.,  
a Wyoming corporation

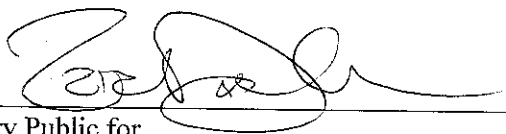
By: John L. Resor  
John L. Resor, its President

STATE OF Wyoming )  
COUNTY OF Teton ) ss.



The foregoing instrument was acknowledged before me this 10 day of August, 2015, by John L. Resor, as President of Crystal Springs Ranch Inc., a Wyoming corporation.

Witness my hand and official seal.

  
Notary Public for \_\_\_\_\_  
My commission expires: ~~2/22/15~~ 2/22/17