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AMENDMENT TO RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR
SOUTHEAST FORTY TOWNHOUSES

This instrument ("First Amendment") is made by not less than 75% of the Owners within the Southeast Forty Townhouses Subdivision in Jackson, Teton County, Wyoming.

WHEREAS, the developer executed and recorded in the public records of Teton County, Wyoming, on August 8, 1980 in Book 102, pages 78-92, a certain Declaration Of Covenants, Conditions And Restrictions for Southeast Forty Townhouses in Jackson, Teton County, Wyoming; and

WHEREAS the developer later executed and recorded in the public records of Teton County, Wyoming, on January 14, 2004 in Book 538, pages 450-458 a certain Restated Declaration Of Covenants, Conditions And Restrictions for Southeast Forty Townhouses in Jackson, Teton County, Wyoming; ("Covenants") which superseded and replaced in their entirety the original 1980 covenant filing cited above; and

WHEREAS, Section 3 of Article VIII of the Covenants provides that the same may be amended, by the written consent of the 75% of the Owners; and

WHEREAS, the Southeast Forty Townhouses Association (HOA) and the Owners desire to amend the Covenants to provide amongst other things for setting forth owner responsibility for certain maintenance and repairs and HOA responsibility for certain maintenance and repairs;

GRANTOR: SOUTHEAST FORTY TOWNHOUSES*
GRANTEE: THE PUBLIC
Doc 0959546 Filed At 15:52 ON 11/01/18
Sherry L. Daigle Teton County Clerk fees: 95.00
By Mary D Antrobus Deputy

NOW THEREFORE, the Southeast Forty Townhouses Association and not less than 75% of the Owners hereby declare that all of the Southeast Forty Townhouses Lots shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following provisions, covenants, conditions and restrictions, all of which are for the purpose of preserving and maintaining the natural character and value of the Lots. The Covenants and this Amendment shall run with the Lots and shall be binding on all parties having or acquiring any legal or equitable interest in or to the Lots, and shall inure to the benefit of all of the owners of the Lots or any part thereof.

Section 1. Common Area of Article VII, Exterior Maintenance, is deleted in its entirety and replaced with the following:

Section 1. Common Area. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Unit owners. The Common Area to be owned by the Association at the time of the conveyance.

2) Section 2. Lots of Article VII, Exterior Maintenance, is deleted in its entirety and replaced with the following:

Section 2. Lots.

A) Association Responsibilities: (1) The Association shall cause or provide exterior maintenance upon each Lot as follows: repair, replacement and care of roofs, exterior surfaces and other exterior improvements. Such exterior maintenance shall not include glass surfaces nor the exterior of the garage doors.

(2) The Association shall maintain and repair the exterior of the chimneys and provide routine chimney sweeping.

(3) The Association shall provide maintenance of gutters as more particularly described in subsection (6) of Owner Responsibilities below.

B) Owner Responsibilities: (1) Owners shall be solely responsible for painting and staining the exterior of their unit, the color of which must be approved in writing by the Association. In the event an Owner fails to paint or stain their unit in accordance with the schedule promulgated by the Board, the Association may cause the same to be painted and/or stained, the cost of which shall be included as an assessment charged to the Owner along with an appropriate fine to also be charged as an assessment. In accordance with Section 5, Rules And Regulations, of Article VIII, General Restrictions, of the Covenants, the Board may enact Rules & Regulations regarding painting and staining of the units.

(2) Owners shall be solely responsible for maintenance of the interior of their respective unit including the garage.

(3) Owners shall be solely responsible for the exterior of their respective garage door as well as all glass surfaces.

(4) Owners shall be solely responsible for maintenance and repair of their foundation. Any foundation shared by an adjacent unit shall be jointly maintained and repaired in accordance with Article VI, Party Walls.

(5) Decks: Owners shall be solely responsible for the installation, replacement, repair, and maintenance of their respective deck.

(6) Gutters: Owners shall be solely responsible for installation and replacement of any gutters. Once properly installed at the Association's approval, the Association shall provide maintenance thereafter at its expense. Should a gutter need to be replaced, the Owner shall pay the cost thereof.

(7) In accordance with Section 5, Rules And Regulations, of Article VIII, General Restrictions, of the Covenants, the Board may enact Rules & Regulations delegating HOA/Owner responsibilities not otherwise covered in the Covenants or this Amendment.

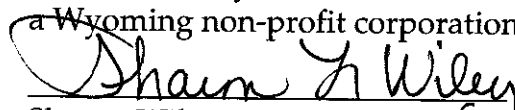
3) Section 3 of Article VIII, Amendment, is deleted in its entirety and replaced with the following:

The Covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of the original Declaration, recorded August 8, 1980, after which they shall be automatically extended for successive periods of then (10) years. This Declaration may be amended only by an instrument signed in person or electronically by not less than seventy-five percent (75%) of the Owners or their respective legally appointed and duly authorized guardian, conservator, executor or administrator. Any such Amendment shall be signed by the President of the Association and filed with the Teton County Clerk.

4) All terms and conditions contained within the original Covenants not in conflict herewith are deemed to survive and be of full force and effect.

IN WITNESS WHEREOF, This Amendment To Restated Declaration Of Southeast Forty Townhouses Covenants, Conditions And Restrictions is executed this 10/29/18 day of ~~November~~, 2018 by the President of the Southeast Forty Townhouses Association who does state that the foregoing instrument is signed by not less than 75% of the Owners whose signatures are attached hereto.

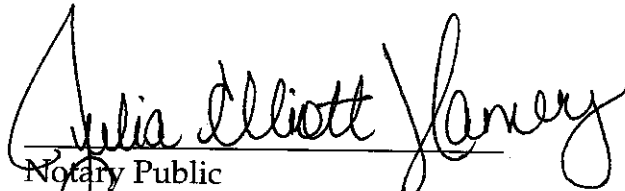
Southeast Forty Townhouses Association,
a Wyoming non-profit corporation:


Sharon Wiley, President

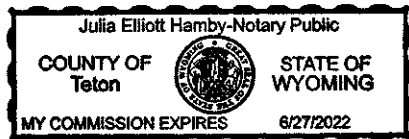
STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 29 day of ~~October~~ November, 2018 by Sharon Wiley as President of the Southeast Forty Townhouses Association.

WITNESS my hand and official seal.



Notary Public
My Commission expires:



OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 2, Southeast Forty Townhouses, Phase I, Teton County, Wyoming per Plat No. 415 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 1 day of August, 2017.

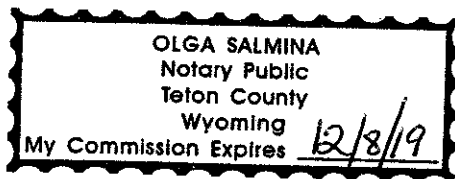
Margene Ann Jensen Living Trust
dated February 25, 2008:

Margene Ann Jensen
Margene Ann Jensen, Trustee

STATE OF Wyoming
COUNTY OF Teton

The foregoing instrument was acknowledged before me this 1st day of August 2017 by Margene Ann Jensen, Trustee of the Margene Ann Jensen Living Trust dated February 25, 2008.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission Expires: 12/8/19

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot ~~4~~²⁴ Southeast Forty Townhouses, Phase I, Teton County, Wyoming per Plat No. 415 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 17 day of July, 2017.

The Chet And Barbara Knobe Living Trust dated May 14, 1997:

Chet Knobe Trustee

Chet Knobe, Trustee

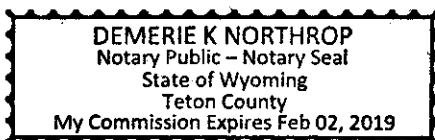
Barbara J. Knobe Trustee
Barbara J. Knobe, Trustee

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 17th day of July 2017 by Chet Knobe and Barbara J. Knobe, Trustees of The Chet And Barbara Knobe Living Trust dated May 14, 1997.

WITNESS my hand and official seal.

Demerie K Northrop
Notary Public
My Commission Expires: 2-2-19



OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 5, Southeast Forty Townhouses, Phase I, Teton County, Wyoming per Plat No. 415 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 12 day of July, 2017.



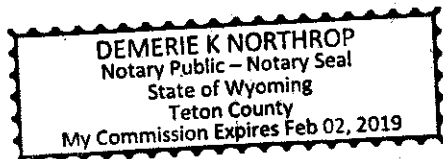
Chris Romaine

Amy Romaine

STATE OF Wyoming
COUNTY OF Teton

The foregoing instrument was acknowledged before me this 12th day of July 2017 by Chris Romaine ~~and Amy Romaine~~ *kl*

WITNESS my hand and official seal.



Demerie K Northrop
Notary Public
My Commission Expires: 2-2-19

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 5, Southeast Forty Townhouses, Phase I, Teton County, Wyoming per Plat No. 415 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 21 day of July, 2017.

Chris Romaine

Amy Romaine
Amy Romaine

STATE OF Wyoming)
)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 21st day of July, 2017 by ~~Chris Romaine~~ and Amy Romaine.

WITNESS my hand and official seal.

~~_____~~
kl

Demerie K Northrop
Notary Public
My Commission Expires: 2-2-19

DEMERIE K NORTHROP
Notary Public - Notary Seal
State of Wyoming
Teton County
My Commission Expires Feb 02, 2019

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 6, Southeast Forty Townhouses, Phase I, Teton County, Wyoming per Plat No. 415 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 21st day of June, 2017.

Dora J. Anselmi Living Trust dated
November 21, 1994:

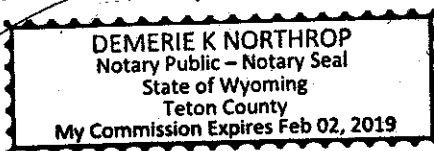
Dora J. Anselmi
Dora J. Anselmi, Trustee

STATE OF Wyoming
COUNTY OF Teton

The foregoing instrument was acknowledged before me this 21 day of June, 2017 by Dora J. Anselmi, Trustee of the Dora J. Anselmi Living Trust dated November 21, 1994.

WITNESS my hand and official seal.

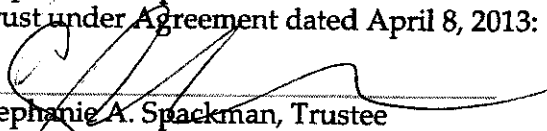
Demerie K Northrop
Notary Public
My Commission Expires: 2-2-19



OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 8, Southeast Forty Townhouses, Phase I, Teton County, Wyoming per Plat No. 415 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

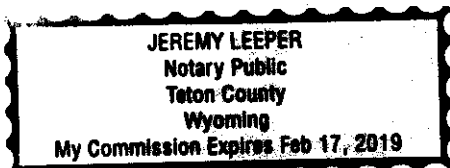
DATED this 17 day of October, 2017.

Stephanie A. Spackman Revocable
Trust under Agreement dated April 8, 2013:

Stephanie A. Spackman, Trustee

STATE OF Wyoming)
COUNTY OF Teton)

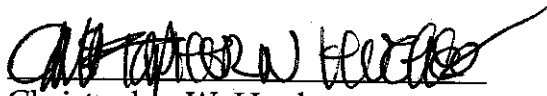
The foregoing instrument was acknowledged before me this 17 day of October 2017 by Stephanie A. Spackman, Trustee of the Stephanie A. Spackman Revocable Trust under Agreement dated April 8, 2013.

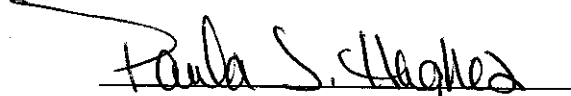
WITNESS my hand and official seal.



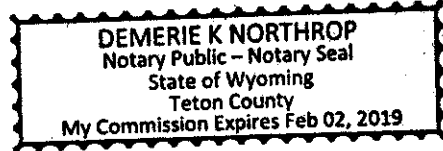

Notary Public
My Commission Expires: 02/17/2019

DATED this 15th day of June, 2017.


Christopher W. Hughes

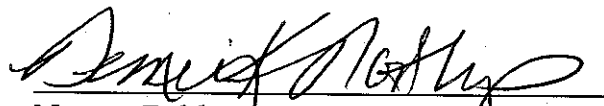

Paula J. Hughes

STATE OF Wyoming
COUNTY OF Teton



The foregoing instrument was acknowledged before me this 15th day of June _____ 2017 by Christopher W. Hughes and Paula J. Hughes

WITNESS my hand and official seal.


Notary Public
My Commission Expires: 2-2-19

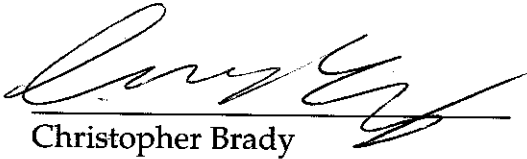
OWNER CONSENT
TO AMENDMENT TO COVENANTS

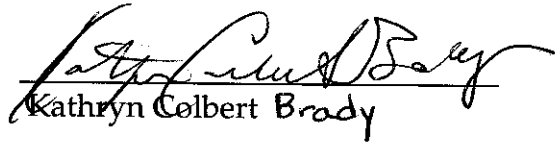
The undersigned, owner of Lot ¹⁰ ~~11~~, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 13, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 17 day of July, 2017.

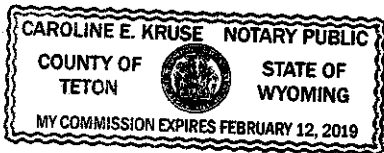

Christopher Brady



Kathryn Colbert Brady

STATE OF WY)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 17 day of July 2017 by Christopher Brady and Kathryn Colbert ~~Brady~~.

WITNESS my hand and official seal.




Notary Public
My Commission Expires: 2/12/19

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 14, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

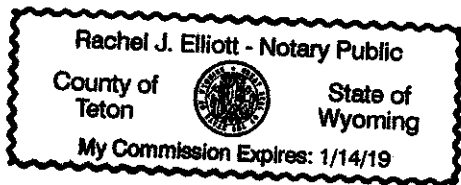
DATED this 28 day of November, 2017.

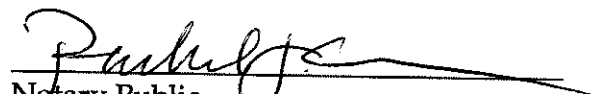

Thomas R. Bresnehan

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 28 day of November _____ 2017 by Thomas R. Bresnehan.

WITNESS my hand and official seal.




Notary Public
My Commission Expires: 1/14/19

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 15, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

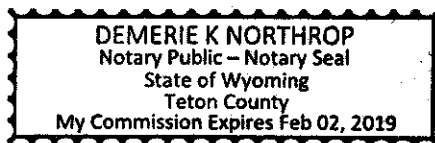
DATED this 17th day of July, 2017.

Sharon L. Wiley
Sharon L. Wiley

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 17th day of July _____ 2017 by Sharon L. Wiley.

WITNESS my hand and official seal.



Demerie K Northrop
Notary Public
My Commission Expires: 2-2-19

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OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 16, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 23 day of June, 2017.

James P. Roth
James P. Roth

Sarah E. Roth
Sarah E. Roth

STATE OF Colorado)
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 23rd day of June 2017 by James P. Roth and Sarah E. Roth.

WITNESS my hand and official seal.

MOHAMMAD ASADIFARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174021521
MY COMMISSION EXPIRES MAY 19, 2021

Mohammad Asadifard
Notary Public
My Commission Expires: May 19, 2021

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot ¹⁹18, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 22 day of December, 2017.

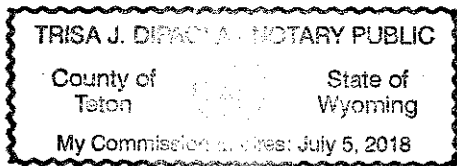
Juliet Saxbe James Revocable Trust
dated 02/06/2006:

Juliet S. James
Juliet S. James, Trustee

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 22nd day of December 2017 by Juliet S. James, Trustee of the Juliet Saxbe James Revocable Trust dated 02/06/2006.

WITNESS my hand and official seal.




Trisa J. Difazio
Notary Public
My Commission Expires: 7/5/2018

RECEIVED JUL 05 2017

OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 20, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 27 day of June, 2017.

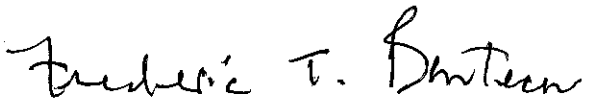


Joshua J. Reed

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 27th day of June 2017 by Joshua J. Reed.

WITNESS my hand and official seal.



Notary Public
My Commission Expires: 4.30.20



To certify and
Notary Public & Notary of State
of Wyoming
4-30-20



OWNER CONSENT
TO AMENDMENT TO COVENANTS

The undersigned, owner of Lot 17, Southeast Forty Townhouses, Phase II, Teton County, Wyoming per Plat No. 425 hereby consents to and approves the Amendment To Restated Declaration Of Condominium And Covenants Conditions, And Restrictions For Southeast Forty Townhouses.

DATED this 27th day of November, 2017.

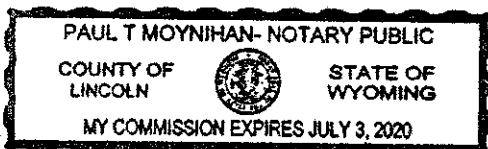
Jane C. Jerger Trust dated
September 3, 1986:

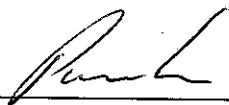

Jane C. Jerger, Trustee

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 27 day of Nov
2017 by Jane C. Jerger, Trustee of the Jane C. Jerger Trust dated September 3, 1986.

WITNESS my hand and official seal.





Notary Public
My Commission Expires: 7/3/2020