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AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
FOR
THE FAIRWAYS ESTATES AT JACKSON HOLE

This instrument ("Amendment") is made by not less than 80% of the owners of lots within the Fairways Estates at Jackson Hole.

WHEREAS, the association executed and recorded in the public records of Teton County, Wyoming, on September 10, 2008, a certain Amended and Restated Declaration Of Protective Covenants for The Fairways Estates of Jackson Hole; and

WHEREAS, Section 5 of Article VI of the Declarations provides that the same may be amended by the written consent of 80% of the owners of lots within the Fairways Estates of Jackson Hole; and

WHEREAS, the owners desire to amend the Declarations to provide for approval of Article VI: Miscellaneous, Section 5. Term: Amendment; and

WHEREAS, the owners desire to amend the Declarations to provide for approval of Article II: Design Review, Section 3 Design Review Procedures, Paragraph iv. Final Approval Fee; and

NOW THEREFORE, the owners and Board of Directors hereby declare that all of the lots within the Fairways Estates of Jackson Hole shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following provisions, declarations, all of which are for the purpose of preserving and maintaining the natural character and value of the property. The Declarations, and this Amendment 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 owners of the property or any part thereof.

- 1) Section 5, of Article VI is hereby deleted in its entirety and replaced with the following:

All of the provisions, restrictions, conditions and agreements set forth in this Amended Declaration shall affect each and all of the lots within Fairways Estates and shall run with the land, and shall exist until terminated, modified or amended as to the whole of this Property or any portion thereof, with the written consent of the Owners of seventy percent (70%) of the lots of Fairways Estates.

- 2) Paragraph iv., of Section 3, of Article II is hereby deleted in its entirety and replaced with the following:

The Design Review Committee's Notice of Final Approval shall be conditioned upon payment of a final design review fee of \$6,000 for the principal residence, \$1,000 for an accessory building, and \$500 for minor improvements such as fences, screened services yards, landscaping additions or driveway changes. The final approval fee is for any additional consultation required

GRANTOR: FAIRWAYS ESTATES OF JACKSON HOLE

GRANTEE: THE PUBLIC

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Sherry L. Daigle Teton County Clerk fees: 44.00

By Mary D Antrobus Deputy

by the Association and for expected wear and tear on common roads in the course of construction. In addition the non-refundable fee, the owner shall also be liable to reimburse the Association for any expenses incurred in repairing damage caused to the Fairways Estates's roads or property as a result of the Owner's construction or alteration.

- 3) All other 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 Protective Covenants, is executed this 2nd day of Jan, 201~~8~~⁹ by the President of The Fairways Estates of Jackson Hole who does state that the foregoing instrument was approved by the owners of 80% of the lots within The Fairways Estates of Jackson Hole.

The Fairways Estates of Jackson Hole,
a Wyoming non-profit corporation:
Alan Garner
President

STATE OF WYOMING)
)
COUNTY OF TETON)

~~2018~~²⁰¹⁹ The foregoing instrument was acknowledged before me this 2nd day of January,
~~2018~~ by Alan Garner as President of the The Fairways Estates of Jackson Hole.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires:

