

**DECLARATION OF CONDOMINIUM AND OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
HIGH TETON CONDOMINIUMS  
ADDITION TO THE TOWN OF JACKSON**

**d/b/a HANSEN MEADOWS CONDOMINIUMS**

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Grantee: THE PUBLIC  
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**July 20, 2004**

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**DECLARATION OF CONDOMINIUM AND OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR HIGH TETON  
CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON  
d/b/a HANSEN MEADOWS CONDOMINIUMS**

THIS DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGH TETON CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON ("Declaration") is made this 26<sup>th</sup> day of July, 2004, by High Teton Condominiums, LLC, a Wyoming limited liability company ("Declarant").

**RECITALS**

A. Declarant is the owner of land located in Jackson, Teton County, Wyoming, described as follows:

A parcel of land located in the NE1/4NE1/4, Section 34, T.41 N., R.116 W., 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

Commencing at the Northeast corner of said Section 34, being a 3½ inch brass cap found; thence, S 27°31'25"W, 1506.63 feet (recorded as S 27°34'25"W, 1506.52 feet on Map T-76C at the Teton County Clerk and Recorder's Office in Jackson, Wyoming), to a 2 inch aluminum cap set, being the POINT OF BEGINNING of this description;

Thence from said Point of Beginning, N 89°53'37"W, along the North line of Parcel "A" of the May Tract described by Exhibit "A" of the Warranty Deed recorded as Book 228 of Photo, Pages 589 to 592, at the said Clerk and Recorder's Office, 399.45 feet, to a 2 inch aluminum cap set; thence, N 00°03'54"W, along the East line of tract of land described by Warranty Deed Recorded as Book 219 of Photo, Page 714, at the said Clerk and Recorder's Office, 216.98 feet, to a 2 inch aluminum cap set as a witness corner; thence, continue N 00°03'54"W, along the said East line, 5.00 feet, to intersect the South line of the Cannon Subdivision, at a 6 inch diameter wood post found, with said subdivision recorded as Plat 178, at the said Clerk and Recorder's Office; thence, S 89°58'00"E, along the South line of said Cannon Subdivision, 5.00 feet, to a 2 inch aluminum cap set as a witness corner; thence, continue S 89°58'00"E, along the South line of said Cannon Subdivision, and the South line of a tract of land described by the Warranty Deed recorded as Book 13 of Deeds, Page 473 at the said Clerk and Recorder's Office, 252.13 feet, to the Northwest corner of the tract of land described by the Warranty Deed recorded as Book 12 of Deeds, page 204, at the said Clerk and Recorder's Office, at a 2 inch aluminum cap set; thence, S 00°03'49"E, along the West line of the tract of land described by the Warranty Deed recorded as Book 12 of Deeds, Page 204 at the said Clerk and Recorder's Office, 99.72 feet, to the Southwest corner of referenced tract of land; thence, continue S 00°03'49"E, along the boundary line of a tract of land described by the Warranty Deed recorded as Book 32 of Photo, Pages 469 to 470, at

the said Clerk and Recorder's Office, 86.83 feet, to a 2 inch aluminum cap witness corner set; thence, continue S 00°03'49"E, along the boundary line of a tract of land described by the Warranty Deed recorded as Book 32 of Photo, Pages 469 to 470, at said Clerk and Recorder's Office, 5.00 feet, to an "X" chiseled in concrete found; thence, N 89°56'11"E, along the boundary line of a tract of land described by the Warranty Deed recorded as Book 32 of Photo, Page 469 to 470, at said Clerk and Recorder's Office, 143.54 feet, to a 2 inch aluminum cap set; thence, S 02°10'00"W, along the most Westerly line of a tract of land described by the Quitclaim Deed recorded as Book 103 of Photo, Pages 40 and 41, at said Clerk and Recorder's Office, 31.20 feet, to the Point of Beginning of this description, containing 1.41 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

Basis of bearing being S 89°58'00" E, along the North line of the above described parcel.

which real property shall hereinafter be referred to as the "Property".

B. Declarant desires and intends that the Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements in this Declaration, which:

i. Are for the purpose of creating a condominium under the Wyoming Condominium Ownership Act, W.S. §§34-20-101 et seq. (as may be amended from time to time, the "Condominium Act");

ii. Are for the purpose of protecting the value, desirability, attractiveness and character of the Property;

iii. Shall run with all of the real property, appurtenances, and structures comprising the Property;

iv. Shall be binding on all parties having any right, title, or interest in the Property, or any part thereof; and

v. Shall inure to the benefit of the aforementioned parties and their successors and assigns.

C. Declarant shall form a Wyoming nonprofit corporation to be known as "Hansen Meadows Condominium Association," for the purposes of, among other things,

i. The efficient preservation of the values and amenities of the Property, in regard to which the Association will be delegated certain powers and duties of administering and maintaining the Common Elements and enforcing this Declaration and Rules adopted pursuant hereto; and

ii. Establishing, collecting, disbursing and enforcing the Assessments created herein.

NOW, THEREFORE, Declarant hereby declares, covenants and agrees as follows:

## ARTICLE I - DEFINITIONS

Capitalized terms not otherwise defined in this Declaration shall have the meanings specified for such terms in the Condominium Act. As used in this Declaration, the following terms shall have the following meanings:

### 1.1 Articles

Articles of Incorporation of the Association, as they may be amended from time to time.

### 1.2 Assessments

Common Expense Assessment and Special Assessments levied and assessed against each Unit pursuant to Article X of this Declaration.

### 1.3 Assessment Lien

The charge and continuing servitude and lien against a Unit for payment of Assessments, fees, and other charges pursuant to this Declaration as more particularly described in Section 10.1 of this Declaration.

### 1.4 Association

"Hansen Meadows Condominium Association," a Wyoming nonprofit corporation organized by the Declarant to administer and enforce the Condominium Documents and to exercise the rights, powers and duties set forth therein, and its successors and assigns.

### 1.5 Board of Directors or Board

The Board of Directors of the Association.

### 1.6 Building

Any structure designated as a building on the Plat.

### 1.7 Bylaws

The Bylaws of the Association, as they may be amended from time to time.

1.8 Common Elements

All portions of the Condominium other than the Units, including, but not limited to, Limited Common Elements and any recreational areas, walkway areas, and stairwells, and any structural components of the Building, if any, located within Units.

1.9 Common Expenses

Expenditures made by, or financial liabilities incurred or to be incurred by the Association, together with required allocations to reserves, including but not limited to expenditures incurred in the enforcement of provisions of the Condominium Documents.

1.10 Common Expense Assessment

Any assessment levied against the Units pursuant to Section 10.4 of this Declaration.

1.11 Common Expense Liability

Liability for Common Expenses allocated to each Unit by this Declaration.

1.12 Condominium

The real property located in Jackson, Teton County, Wyoming, submitted to the Declaration (as described herein) together with all Buildings and other Improvements located thereon and all easements, rights, and appurtenances belonging thereto. The name of the Condominium created by this Declaration is "High Teton Condominiums Addition to the Town of Jackson", but will do business as "Hansen Meadows Condominiums."

1.13 Condominium Act

The Wyoming Condominium Act, W.S. § 34-20-101 et. seq.

1.14 Condominium Documents

This Declaration, including the Plat, and the Articles, Bylaws, and Rules.

1.15 Declarant

High Teton Condominiums, LLC, a Wyoming limited liability company, and its successors or assigns who have in writing been designated as a successor to the rights of Declarant hereunder. As the context may require, each entity



separately constituting the Declarant shall separately enjoy all special rights, privileges, exemptions, powers and immunities hereunder.

1.16 Declaration

This Declaration of Condominium and of Covenants, Conditions and Restrictions for High Teton Condominiums Addition to the Town of Jackson, as it may be amended from time to time, together with the exhibits, and where appropriate by context, the Plat and any amendments to the Plat.

1.17 Development Rights

Any right or combination of rights reserved by or granted to the Declarant in this Declaration as permitted by the Condominium Act.

1.18 First Mortgage

Any mortgage or deed of trust on a Unit with first priority over any other mortgage or deed of trust.

1.19 First Mortgagee

The holder of any First Mortgage.

1.20 Improvements

All physical structures including, but not limited to, residential Buildings and parking stalls, parking areas, driveways, recreational areas, laundry facilities (if any), storage areas, fences and walls, maintenance areas, planters, trash receptacles, and all landscaping, including, but not limited to, hedges, plantings, trees and shrubs of every type and kind.

1.21 Limited Common Elements

Those portions of the Common Elements which are either limited to and reserved for the exclusive use of an Owner of a condominium Unit or are limited to and reserved for the common use of more than one, but fewer than all, of the condominium Unit Owners.

1.22 Member

A Unit Owner who, by reason of ownership of a Unit, is entitled to automatic membership in the Association as set forth in the Bylaws.

**1.23 Period of Declarant Control**

The time period commencing on the date this Declaration is recorded in the office of the County Clerk, Teton County, Wyoming, and ending on the earlier of:

A. Ninety (90) days after the conveyance of seventy-five percent (75%) of the Units in the Condominium, to Unit Owners other than the Declarant; or

B. Four (4) years after Declarant has ceased to offer Units for sale in the ordinary course of business.

**1.24 Person**

A natural person, corporation, business trust, estate, trust, partnership, association, limited liability company, joint venture, government, government subdivision or agency, or other legal or commercial entity.

**1.25 Plat**

The condominium plat for the High Teton Condominiums Addition to the Town of Jackson, recorded in the office of the County Clerk, Teton County, Wyoming, and any amendments, supplements, or corrections thereto.

**1.26 Purchaser**

Any Person, other than the Declarant, who by means of a voluntary transfer becomes a Unit Owner except for:

A. A Person who purchases a Unit and then leases it to the Declarant for use as a model, sales or leasing office, fitness facility or business support center in connection with the sale of other Units; or

B. A Person who, in addition to purchasing a Unit, is assigned any Special Declarant Right.

**1.27 Rules**

The rules and regulations adopted by the Association, as they may be amended from time to time.

**1.28 Special Declarant Rights**

Any right or combination of rights reserved by or granted to the Declarant in this Declaration or by the Condominium Act.

### 1.29 Unit

An individual air space unit which is contained within the perimeter walls, floors, ceilings, windows, and doors of each Unit of this Condominium Plat and more particularly described in Article III of the Declaration of Condominium and of Covenants, Conditions and Restrictions for High Teton Condominiums Addition to the Town of Jackson (and any amendments thereto), together with all fixtures and improvements therein contained, but not including any structural components of the building, if any, located within the Unit.

### 1.30 Unit Owner

A. The record owner, whether one or more Persons, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple interest of a Unit. Unit Owner shall not include:

i. Persons having an interest in a Unit merely as security for the performance of an obligation; or

ii. A lessee or tenant of a Unit. Unit Owner shall include a Purchaser under a contract for the conveyance of real property, a contract for deed, a contract to convey, an agreement for sale or any similar contract through which a seller has conveyed to a Purchaser equitable title to a Unit under which the seller is obligated to convey to the Purchaser the remainder of seller's title in the Unit, whether legal or equitable, upon payment in full of all monies due under the contract.

B. The term "Unit Owner" shall not include a Purchaser under a purchase contract and receipt, escrow instructions or similar executory contract which is intended to control the rights and obligations of the parties to the executory contract pending the closing of a sale or purchase transaction. In the case of Units the fee simple title to which is vested in a trustee, the Trustor shall be deemed to be the Unit Owner.

## ARTICLE II - CREATION AND DECLARATION OF CONDOMINIUM

### 2.1 Creation

This condominium is created by Declarant pursuant to Wyoming Condominium Ownership Act, W.S. §§ 34-20-101 et seq., as the same may be amended from time to time. This instrument is executed by the Owners of all Units of record, according to the land records of the Clerk of Teton County, Wyoming on the date of recording of same.

### 2.2 Applicable Law

The provisions of the Condominium Act and Wyoming law shall apply to this Condominium, its organization, rights of Declarant, management, etc., unless a contrary provision is specified in the Declaration.

### **ARTICLE III - DESCRIPTION OF UNITS AND UNIT BOUNDARIES**

The Units initially created by and subject to this Declaration are located in four residential Buildings, each with four levels. The Units are shown by boundary and wall separations. The Buildings are shown and depicted on the Plat, and the location and identifying numbers of Units are shown and described on the Plat.

A. Each Unit is generally described as a column of vertical space existing between the horizontal planes of the floor and ceiling of the story within the Building in which it is located. The physical boundaries of each Unit are the interior unfinished surfaces of the perimeter walls, floors, ceilings, doors and windows of the Unit but not including any structural components of the Building, if any, located within the Unit with:

i. The underside of the finished but undecorated ceiling as the top horizontal boundary;

ii. The top of the finished but undecorated flooring shall be the bottom horizontal boundary; and

iii. The interior of the finished but undecorated walls shall be the vertical boundaries. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces are a part of the Unit, and all other portions of the walls, floors or ceilings are a part of the Common Elements. The structural elements of exterior windows and doors shall be Limited Common Elements allocated to that Unit as provided in Subsection D below.

B. If any chute, flue, duct, wire, conduit, bearing wall, bearing column or beam, heating or air conditioning unit or apparatus or other fixture lies partially within and partially outside the boundaries of a Unit, any portion serving only that Unit is a Limited Common Element allocated solely to that Unit and any portion serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

C. Subject to the provisions of Subsection A or B of this section, all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are part of the Unit.

D. Any shutters, awnings, window boxes, doorsteps, stoops, porches, decks, entryways, or patios, and all exterior doors and glass windows or other fixtures designed to serve exclusively a single Unit, but located outside of the Unit's physical boundaries, are Limited Common Elements allocated exclusively to that Unit.

E. In the event of an inconsistency or conflict between the provisions of this section and the Plat, this section shall control.

F. The physical boundaries of a Unit shall be considered to be the proper boundaries regardless of the settling, rising or lateral movement of the Buildings and regardless of any variances between the boundaries shown on the Plat and the actual physical boundaries.

**ARTICLE IV - ALLOCATION OF INTERESTS AND VOTING RIGHTS;  
ALLOCATION OF PARKING SPACES**

4.1 Allocation of Common Element Interest

The undivided interests in the Common Elements of the Association shall be allocated equally among the Units based upon a ratio, the numerator of which is the square footage of the Unit (set forth in **Exhibit C**) and the denominator of which is the combined square footage of all Units in the Condominium. In no event shall the cumulative interests of all Units exceed or be less than a total of one hundred percent (100%). The Common Element Interests are as attached as **Exhibit C**.

4.2 Allocation of Common Expense Liabilities

The Common Expense Liability of the Association shall be allocated equally among the Units in the same ratio as the Common Element Interest assigned to each Unit set forth in Section 4.1.

4.3 Allocation of Limited Common Elements

The following portions of the Common Elements are Limited Common Elements and are allocated to the exclusive use of one or more Units as follows:

A. The decks designated as Limited Common Elements on the Plat are each allocated only to the Units that must traverse a particular deck in order to access those Units, as shown on the Plat, provided however, that Units that have been allocated a storage closet (as set forth in **Exhibit B**) located on a deck shall have an easement across that particular deck for the limited purpose of access to their closet. Further use of the decks, for both access and recreation, will be governed by the rules and regulations of the Association.

B. Any gas, electric or water meter which serves only one Unit is allocated to the Unit it serves.

C. Each Unit is allocated those portions of the Common Elements designated as Limited Common Elements in Sections 3A, 3B, 3D, and 3E of this Declaration that serve the Unit.

D. The parking stalls designated as Limited Common Elements on the Plat are allocated to Units as set forth on **Exhibit A** attached hereto. Parking stalls may be reallocated as provided in Section 4.4 below.

E. The storage closet units designated as Limited Common Elements on the Plat are allocated as set forth on **Exhibit B** attached hereto. Storage closet units may be reallocated as provided in Section 4.4 below.

#### 4.4 Reallocation of Limited Common Elements

A. Limited Common Element may be reallocated by an amendment to this Declaration. During the Period of Declarant Control, all such proposed reallocations must be submitted to the Declarant, and the Declarant shall have authority to approve or reject any and all reallocations of a Limited Common Element sought to be accomplished by amendment to the Declaration.

B. The Board of Directors shall have the right, without a vote of the Members, to allocate as a Limited Common Element any portion of the Common Elements not previously allocated as a Limited Common Element. Any such allocation by the Board of Directors shall be made by an amendment to this Declaration and an amendment to the Plat if required.

C. Subsection A and B above are limited to the extent that each Unit shall be allocated one (1) parking stall and one (1) storage closet unit, reasonably convenient to that Unit.

#### 4.5 Allocation of Uncovered Parking Spaces

The uncovered vehicle parking areas (non parking-stall parking) not allocated as Limited Common Elements are Common Elements and shall be maintained by the Association. These vehicle parking spaces are generally illustrated in Exhibit D. The Association shall have the ability but not the obligation to assign such parking spaces to designated Unit Owners, the use of which shall be a personal right of such Unit Owner. The Association may reallocate the use of such uncovered vehicle parking spaces and may impose and receive payments, fees or charges for the use of parking spaces. Parking spaces not assigned to a specific Unit shall be used and shared by all Unit Owners in a fair and equitable manner. The Association may adopt regulations governing such parking spaces and, in the event of conflicts, the Declarant or the Association may convert some or all of the parking spaces to Limited Common Elements. The intent of this section is to allow the Association both the authority and flexibility to address issues relating to the parking of vehicles on the property that may hereinafter arise with the goal of achieving as many parking spaces as the property reasonably allows. The Declarant shall have the authority during the Period of Declarant Control to assign and reallocate parking spaces.

#### 4.6 Membership and Voting Rights

Each Unit Owner within the Condominium shall automatically be a Member of the Association and shall be entitled to one (1) vote for each Unit owned in all matters concerning the administration of the Association and management of the Condominium. In the event that a Unit is owned of record by more than one person, the vote attributed to that Unit shall be cast as a single vote as the Owners of that Unit shall among themselves determine, and said vote shall not be apportioned. In the event of any dispute among joint owners of a Unit, the Board of Directors shall have the right to disqualify such Unit from voting on an issue unless or until the joint owners of such Unit have reached agreement as to their vote.

## ARTICLE V - DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS

### 5.1 Development Rights of Declarant

The Declarant reserves to itself, its successors and assigns, the following Development rights:

A. To create easements, Units, Common Elements or Limited Common Elements within the Condominium;

B. To amend the Condominium Documents during the Period of Declarant Control to comply with applicable law or to correct any error or inconsistency in the Declaration if the amendment does not adversely affect the rights of any Unit Owner in any material respect. An amendment will be deemed not to affect adversely any Unit Owner who purchases with actual or constructive notice of the amendment or who fails to object to the amendment within thirty (30) days after recording thereof;

C. To amend the Condominium Documents during the Period of Declarant Control to comply with the rules or guidelines, in effect from time to time, of any Governmental Agency.

### 5.2 Special Declarant Rights

The right or rights or combination thereof known as "Special Declarant Rights" reserved to the Declarant are the following:

A. To construct Improvements provided for in this Declaration or shown on the Plat;

B. To exercise any Development Right;

C. To maintain sales offices, management offices, model Units and signs advertising the Condominium so long as they comply with applicable zoning ordinances;

D. To use easements through the Common Elements for the purpose of making Improvements within the Condominium;

E. To appoint or remove any officer of the Association or any member of the Board of Directors during the Period of Declarant Control.

### 5.3 Time Limits

Exercise of Development Rights and Special Declarant Rights by Declarant are not limited in any manner as to time and extend beyond the Period of Declarant Control unless otherwise limited by law.

#### 5.4 Transfer of Special Declarant Rights

A Special Declarant Right created or reserved by this Declaration may be transferred or assigned.

### ARTICLE VI - EASEMENTS

#### 6.1 Existing Easements

If any Unit or Common Element (including Limited Common Element) is encumbered by an access or utility easement as shown on the Plat or provided for in this Declaration, then by accepting a deed to such Unit and Common Element, the Owner acknowledges and consents to such easement.

#### 6.2 Utility Easements

In addition to any special easements shown on the Plat or otherwise provided for in this Declaration, there is hereby created an easement upon, across, over and under the Common Elements for reasonable ingress, egress, installation, replacing, repairing or maintaining of all utilities, including, but not limited to, gas, water, sewer, telephone, cable television and electricity. By virtue of this easement, it shall be expressly permissible for the utility company providing such service to erect and maintain the necessary equipment on the Common Elements, but no sewers, electrical lines, water lines, or other utility or service lines may be installed or located on the Common Elements except as initially designed and installed and/or as thereafter approved and constructed by the Board of Directors. This easement shall in no way affect any other recorded easements on the Common Elements. In no event shall any portion of the above mentioned easements for utilities be construed to authorize the placing or installing of sewers, electrical lines, water lines or other utilities under any permanent building structure constructed on the Property. The location of any future utilities shall be specifically identified and set forth in a recorded instrument.

#### 6.3 Easements for Ingress and Egress

There are hereby created easements for ingress and egress for pedestrian traffic over, through and across sidewalks, paths, walks, stairwells, and lanes that from time to time may exist upon the Common Elements. There is also created an easement for ingress and egress for pedestrian and vehicular traffic, including, without limitation, emergency access and utility repair vehicles and snow plowing vehicles and equipment, over, through and across such driveways and parking areas except that such easements shall not extend to any Limited Common Elements or assigned parking spaces, if any, except easements to allow for snow removal services retained by the Association on behalf of all Unit Owners and occupants, their guests, families, tenants, and invitees. Such easements shall run in favor of and be for the benefit of the Unit Owners and occupants of the Units and their guests, families, tenants and invitees.



6.4 Unit Owners' Easements of Enjoyment

A. Every Unit Owner shall have a right and easement of enjoyment in and to the Common Elements, except for the Limited Common Elements, which right and easement shall be appurtenant to and shall pass with the title to every Unit, subject to the following provisions:

i. The right of the Association to adopt reasonable Rules governing the use of the Common Elements and the Limited Common Elements;

ii. The right of the Association to suspend the voting rights of a Unit Owner: (a) for any period during which any Assessment against his Unit remains unpaid more than thirty (30) days after its due date and (b) for a period not to exceed sixty (60) days for any other infraction or violation of the Condominium Documents;

iii. The right of the Association to convey the Common Elements or subject the Common Elements to a mortgage, deed of trust, or other security interest, subject to the vote or written assent of those Unit Owners representing at eighty percent (80%) of the votes in the Association, and with the consent of Declarant during the Period of Declarant Control; and, in all events, subject to a Unit Owner's easement for ingress and egress if access to such Owner's Unit is through the Common Elements to be conveyed or mortgaged

iv. All rights and easements set forth in this Declaration, including, but not limited to, the rights and easements granted to the Declarant by Sections 6.5 and 6.6 of this Declaration.

B. If a Unit is leased or rented, the lessee and the members of Lessee's family residing with the lessee and all guests and invitees shall have the right to use the Common Elements during the term of the lease, subject to rules and regulations of the Association.

C. A Unit Owner's right and easement of enjoyment in and to the Common Elements shall not be conveyed, transferred, alienated or encumbered separate and apart from a Unit. Such right and easement of enjoyment in and to the Common Elements shall be deemed to be conveyed, transferred, alienated or encumbered upon the sale of any Unit, notwithstanding that the description in the instrument of conveyance, transfer, alienation or encumbrance may not refer to such right and easement.

6.5 Declarant's Use for Sales and Leasing Purposes

A. Declarant shall have the right and an easement to maintain sales or leasing offices, management offices and model Units throughout the Condominium and to maintain one or more advertising, model and directional signs on the Common Elements while the Declarant is selling or preparing to sell Units in the Condominium as long as such activities comply with local zoning and other applicable law. Declarant reserves the right to place models, management offices

and sales and leasing offices in any Units owned by Declarant and on any portion of the Common Elements in such number, of such size and in such locations as Declarant deems appropriate.

B. Declarant may from time to time relocate model Units, management offices and sales and leasing offices to different locations within the Condominium. Without limiting the foregoing, during Declarant's pre-sale and sales period, Declarant may relocate any recreational and business facilities including a sales center, business office, model unit, and the like on any portion of the Condominium, including on the Common Elements or within any Unit owned by Declarant. Upon the relocation of a model Unit, management, business, sales or leasing office constituting a Common Element, Declarant may remove all personal property and fixtures therefrom.

C. So long as Declarant is marketing Units in the Condominium, Declarant shall have the right to reserve parking spaces in the Condominium not allocated as Limited Common Elements or otherwise assigned to particular Units for use by prospective Unit Purchasers, Declarant's employees and others engaged in sales, leasing, maintenance, construction or management activities.

D. The Declarant reserves the right to retain all personal property and equipment used in the sales, management, construction and maintenance of the Condominium that has not been represented as property of the Association. The Declarant reserves the right to remove from the Condominium any and all goods and Improvements used in development, marketing and construction.

#### 6.6 Declarant's Easements

A. Declarant shall have the right, and an easement on and over the Common Elements, to alter or improve the Common Elements and the Units shown on the Plat and all other Buildings and Improvements as the Declarant may deem necessary and to use the Common Elements and any Units owned by Declarant for construction or renovation-related purposes, including for the storage of tools, machinery, equipment, building materials, appliances, supplies and fixtures and for the performance of work respecting the Condominium.

B. Declarant shall have the right and an easement on, over and under those portions of the Common Elements not located within the Buildings for the purpose of maintaining and collecting drainage of surface, roof or storm water and for snow removal and storage. The easement created by this subsection expressly includes the right to cut any trees, bushes, or shrubbery, to grade the soil or to take any other action reasonably necessary.

C. The Declarant shall have an easement through the Units, including Units owned by Purchasers, at reasonable times and upon reasonable notice for any access necessary to complete any renovations, modifications, or improvements to be performed or constructed by the Declarant.

D. The Declarant shall have the right and an easement on, over, and through the Common Elements as may be reasonably necessary for the purpose of discharging its obligations and exercising Special Declarant Rights.

**6.7 Easement for Support**

To the extent necessary, each Unit shall have an easement for structural support over every other Unit in the Building, the Common Elements and the Limited Common Elements, and each Unit and the Common Elements shall be subject to an easement for structural support in favor of every other Unit in the Building, the Common Elements and the Limited Common Elements.

**6.8 Common Elements Easement in Favor of the Association**

The Common Elements shall be subject to an easement in favor of the Association, its Board and officers and the agents, employees and independent contractors of the Association for the purpose of the inspection, upkeep, maintenance, repair and replacement of the Common Elements.

**6.9 Common Elements Easement in Favor of Unit Owners**

The Common Elements shall be subject to the following easements in favor of the Units benefited:

A. For the installation, repair, maintenance, use, removal or replacement of pipes, ducts, heating and air conditioning systems, electrical, telephone and other communication wiring and cables and all other utility lines and conduits which are a part of or serve any Unit and which pass across or through a portion of the Common Elements.

B. For the installation, repair, maintenance, use, removal or replacement of lighting fixtures, electrical receptacles, panel boards and other electrical installations which are a part of or serve any Unit but which encroach into a part of a Common Element adjacent to such Unit; provided that the installation, repair, maintenance, use, removal or replacement of any such item does not unreasonably interfere with the common use of any part of the Common Elements, adversely affect either the thermal or acoustical character of the Building or impair or structurally weaken the Building.

C. For driving and removing nails, screws, bolts and other attachment devices into the Unit side surface of the stone, block, brick or other masonry walls bounding the Unit and the Unit side surface of the studs which support the dry wall or plaster perimeter walls bounding the Unit, the bottom surface of floor joists above the Unit and the top surface of the floor joists below the Unit to the extent such nails, screws, bolts and other attachment devices may encroach into a part of a Common Element adjacent to such Unit; provided that any such action will not unreasonably interfere with the common use of any part of the Common Elements, adversely affect either the thermal or acoustical character of the Building or impair or structurally weaken the Building.

D. For the maintenance of any lighting devices, outlets, medicine cabinets, exhaust fans, ventilation ducts, registers, grilles and similar fixtures which serve only one Unit but which encroach into any part of the Common Elements.

E. For the performance of the Unit Owner's obligation to maintain, repair, replace and restore those portions of the Limited Common Elements that the Unit Owner is obligated to maintain under Section 8.2 of this Declaration.

F. The Limited Common Elements, such as the decks, that are utilized for access to more than one Unit shall be subject to easements for access to those Units by those particular Unit Owners, Occupiers, Lessees, or Tenants and their families, guests, and invitees.

6.10 Units and Limited Common Elements Easement in Favor of Association.

The Units and the Limited Common Elements are hereby made subject to the following easements in favor of the Association and its directors, officers, agents, employees and independent contractors:

A. For inspection of the exterior of the Units and Limited Common Elements in order to verify the performance by Unit Owners of all items of maintenance and repair for which they are responsible.

B. For inspection, maintenance, repair and replacement of the Common Elements or the Limited Common Elements situated in or accessible from the exterior of Units or Limited Common Elements.

C. For correction of emergency conditions in one or more Units or Limited Common Elements or casualties to the Common Elements, the Limited Common Elements or the Units.

D. For the purpose of enabling the Association, the Board of Directors or any committees appointed by the Board of Directors to exercise and discharge their respective rights, powers and duties under the Condominium Documents.

E. For inspection, at reasonable times and upon reasonable notice to the Unit Owner, of the Units and the Limited Common Elements to verify that the provisions of the Condominium Documents are being complied with by the Unit Owners, their guests, tenants, invitees and the other occupants of the Unit.

6.11 Easement for Unintended Encroachments

To the extent that any Unit or Common Element encroaches on any other Unit or Common Element as a result of original construction, alteration or restoration authorized by this Declaration, settling or shifting, or any reason other than the intentional encroachment on the Common Elements or any Unit by a Unit Owner, a valid easement for the encroachment, and for the maintenance thereof, exists.

6.12 Easement for Access to Storage Closets

Units that have been allocated a storage closet (as set forth in Exhibit B) located on a deck designated as a Limited Common Area shall have an easement across that particular deck for the limited purpose of access to their closet.

**ARTICLE VII - USE AND OCCUPANCY RESTRICTIONS**

7.1 Plat Notes

In addition to the use restrictions contained herein, the Property is subject to any restrictions and limitations set forth in the Plat or any amended Plat.

7.2 Residential Use

A. All Units and Limited Common Elements shall be used, improved and devoted exclusively to residential use.

B. No gainful occupation, profession, trade or other nonresidential use shall be conducted on or in any Unit or Limited Common Element, but a Unit Owner or other resident may conduct a business activity within a Unit so long as:

i. The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit;

ii. The business activity conforms to all applicable zoning ordinances or requirements for the Condominium;

iii. The business activity does not involve the door-to-door solicitation of Unit Owners or other residents in the Condominium;

iv. The trade or business conducted by the Unit Owner or resident shall not require more than one (1) employee working in or from such Unit who is not a lawful resident thereof;

v. The volume of vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or parking violations;

vi. The trade or business does not use flammable liquids or hazardous materials in quantities not customary for residential use; and

vii. The business activity is consistent with the residential character of the Condominium and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of Unit Owners or other residents in the Condominium, as may be determined from time to time in the sole discretion of the Board of Directors.

C. The terms "business" and "trade" as used in this section shall be construed to have their ordinary, generally accepted meanings, and shall include,

without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether:

- i. Such activity is engaged in full or part time;
- ii. Such activity is intended or does generate a profit; or
- iii. A license is required for such activity.

D. The leasing of a Unit by the Unit Owner thereof shall not be considered a trade or business within the meaning of this section.

E. Notwithstanding the above, Declarant may maintain sales offices, management offices and models in Units or on Common Elements for the purpose of promotion and sales of Units in the Condominium.

### 7.3 Improvements and Alterations

Any Unit Owner may make nonstructural additions, alterations and improvements within his Unit without the prior written approval of the Board, but such Unit Owner shall, to the extent permitted under Wyoming law, be responsible for any damage to other Units and to the Common Elements which results from any such alterations, additions or improvements. No Person shall make any structural additions, alterations or improvements within a Unit, unless prior to the commencement of each addition, alteration or improvement, the Unit Owner receives the prior written approval of the Board and the Owner retains an architect or engineer licensed in Wyoming who certifies that such addition, alteration or improvement will not impair the structural integrity of the Building or any other Unit within which such addition, alteration or improvement is to be made. The Unit Owner shall, to the extent permitted by Wyoming law, be responsible for any damage to other Units and to the Common Elements which results from any such additions, alterations or improvements. Notwithstanding the foregoing, no addition, alteration or improvement within a Unit, whether structural or not, which would be visible from the exterior of the Building in which the Unit is located, shall be made without the prior written consent of the Board, which approval shall only be granted if the Board affirmatively finds that the proposed addition, alteration or improvement is aesthetically pleasing and in harmony with the surrounding Improvements.

### 7.4 No Partition and Subdivision

No Unit shall be partitioned or subdivided.

### 7.5 Machinery and Equipment

No Unit Owner may place, operate or maintain machinery or equipment of any kind upon the Condominium other than usual and customary machinery and equipment used in connection with the Owner's permitted uses of his Unit and

Limited Common Elements. This section shall not apply to any such machinery or equipment which Declarant or the Association may require for the construction, improvement, operation and maintenance of the Common Elements.

#### 7.6 Environmental Restrictions

All residents of the Condominium shall be responsible for complying with all federal and state environmental and health laws. Without limiting the foregoing, no Unit Owner or other resident may dispose of, transport, or store "hazardous materials" in his Unit or elsewhere in the Condominium other than small amounts of ordinary household non-combustible cleaning agents maintained in the Unit or Limited Common Element storage areas and in no event may any Unit Owner or resident dispose of any hazardous materials, including without limitation, motor oil, hydrocarbons, or other petroleum products, in or down a dry well on or adjacent to the Condominium, or in trash receptacles located within the Condominium.

#### 7.7 General Restrictions Regarding Parking of Vehicles

No truck (other than a Family Vehicle truck described below), mobile home, mini or standard size motor home, travel trailer, tent trailer, trailer, all-terrain vehicle, bus, camper shell, detached camper, recreational vehicle, boat, boat trailer, snowmobile, snowmobile trailer, or other similar equipment or vehicle may be parked, kept, or maintained on any part of the Condominium other than in an assigned space for which the Association has determined to allow the parking of such a vehicle. A "Family Vehicle" means any domestic or foreign car, station wagon, sport wagon, pick-up truck of less than 3/4 ton capacity with camper shells not exceeding eight (8) feet in height measured from ground level, mini-van, jeep, sport utility vehicle, motorcycle and similar non-commercial and non-recreational vehicles that are used by the Owner of the Unit or his family members, tenants, guests or invitees for family and domestic purposes and which are used on a regular and recurring basis for basic transportation.

#### 7.8 Parking Spaces

No parking space in the Condominium may be used for storage or for any purpose other than the parking of Vehicles. Unit Owners or other lawful residents of a Unit must park their Vehicles in their assigned parking space before parking any excess or extra Vehicles in any unassigned parking space. In no event may any Unit Owner or other lawful resident or their guests and invitees park in an assigned parking space other than the one specifically assigned to their Unit.

#### 7.9 Motor Vehicle Repair and Towing of Vehicles

Other than temporary emergency repairs, no Vehicle shall be constructed, reconstructed, serviced (including but not limited to oil changes) or repaired, and no inoperable Vehicle may be stored on any portion of the Condominium. The Board of Directors shall have the right to have any Vehicle parked, kept, maintained, constructed, reconstructed or repaired in violation of the

Condominium Documents towed away at the sole cost and expense of the owner of the vehicle or equipment. Any expense incurred by the Association in connection with the towing of any vehicle or equipment shall be paid to the Association upon demand by the owner of the vehicle or equipment. If the vehicle or equipment is owned by an Owner, any amounts payable to the Association shall be secured by the Assessment Lien, and the Association may enforce collection of suit amounts in the same manner provided for in this Declaration for the collection of Assessments.

#### 7.10 Signs

Other than a Unit Owner name and address identification sign not exceeding 6 x 12 inches in size on the door of a Unit, no emblem, logo, sign or billboard of any kind, including, but not limited to, "For Sale" or "For Rent" signs, shall be displayed so that it is visible from the exterior of any Unit or Building or any other portion of the Condominium without the prior written approval of the Board; except for:

- i. Signs used by the Declarant to advertise the Units for sale or lease;
- ii. Signs on the Common Elements as may be placed or approved by the Declarant during the Period of Declarant Control, or by the Board, thereafter;
- iii. Any signs as may be required by legal proceedings; and
- iv. Such signs as are approved by the Board.

#### 7.11 Lawful Use.

No improper, offensive, or unlawful use shall be made of any part of the Condominium. All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction over the Condominium shall be observed. Any violation of such laws, zoning ordinances or regulations shall be a violation of this Declaration.

#### 7.12 Nuisances and Offensive Activity

No nuisance shall be permitted to exist or operate upon the Condominium, and no activity shall be conducted upon the Condominium which is offensive or detrimental to any portion of the Condominium or any Unit Owner or other occupant of the Condominium. No exterior speakers, horns, whistles, bells or other sound devices, except security or other emergency devices used exclusively for security or emergency purposes, shall be located, used or placed on the Condominium.



### 7.13 Window Coverings

No reflective materials, including, without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Unit without the prior written approval of the Board.

### 7.14 Limitation on Leasing of Units

Unit Owners may lease his entire Unit or less than his entire Unit for a period of not less than thirty (30) days. Provided, however, that in no event shall there be more than three (3) adults residing in any two or three bedroom Unit and no more than two (2) adults shall reside in any one bedroom Unit. All leases shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of the Condominium Documents, and any failure by the lessee to comply with the terms of the Condominium Documents shall be a default under the lease. Upon leasing his Unit, a Unit Owner shall promptly notify the Association of the commencement date and termination date of the lease and the names of each lessee and other people who will be occupying the Unit during the term of the lease. Nothing contained in this Paragraph shall be construed as limiting or in any way affecting any leasing program operated by Declarant in the Condominium with regard to its Units.

### 7.15 Community Privacy Measures

Each Unit Owner understands and agrees that neither the Association (nor its officers, directors, employees, and agents) nor the Declarant (nor its officers, directors, employees and agents) is responsible for the acts and omissions of any third parties or of any other Owner or Owner's family members, guests, tenants and invitees resulting in damages or injury to person or property. Any entry/privacy gate features or common privacy measures that may be used in the Condominium (as installed by the Declarant, at its option, or by the Board on behalf of the Association) will be maintained by the Association, and each Unit Owner understands that any entry/privacy gate features that are in effect at the time he becomes a Unit Owner may be abandoned, terminated and/or modified by a majority vote of the Board. The commencement of any such devices or controls shall not be deemed to be an assumption of any duty on the part of the Association or the Declarant with respect to the Condominium and neither the Declarant, the Board (nor any committee thereof) make any representation or warranty concerning the efficacy of such devices relating to security or the ease of entry of fire, police or other emergency personnel.

### 7.16 Variances

The Board may authorize a variance from compliance with any of the provisions of this Declaration, including this Article VII, from time to time, when circumstances such as hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing and must be signed by a majority of the Board. If such variance is granted, no violation of the covenants,

conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the specific matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular provision hereof covered by the variance, and only for so long as the special circumstances warranting the variance exist, nor shall it affect in any way the Unit Owner's obligation to comply with all governmental laws and regulations affecting the use of his Unit. The Board shall have the right to condition the granting of a variance as it may determine in the Board's sole discretion, including, without limitation; making a variance temporary or permanent; or requiring the removal or replacement of a non-permanent or semi-permanent structure upon the sale or other conveyance of a Unit. Moreover, because of the unique facts and circumstances surrounding each variance request, the granting of a variance in one instance or under certain terms and conditions does not mandate the granting of a variance under similar or related circumstances, terms or conditions if the experiences of the Association and the Project as a whole or the differences in circumstances (however slight) of a variance request from a previously approved variance lead the Board, in good faith, to disapprove a variance request in such instance.

#### 7.17 Pets

- A. A Unit Owner may have one cat or one dog on the Condominium property, or within the confines of his Unit.
- B. Any animal allowed outside the Owner's Unit must be controlled at all times.
- C. It is the responsibility of the Owner to physically pick up any animal droppings left by their animal and dispose of same in a proper receptacle. The Association has the right to levy a charge upon any Owner who is found to have violated the rules regarding pets described above. The amount of said charge shall be \$50.00 for the first violation, and \$100.00 for any subsequent violations.
- D. Any charge is due to the Association upon the remittance to the Owner that a charge has been levied. Any charge unpaid when due shall become a lien against the Owner's Unit and the Association shall have the right, to the extent allowed under the law, to collect said lien in the same manner as other charges and assessments pursuant to Article X of this Declaration.
- E. The Board of Directors shall have the right to adopt other rules or regulations governing the presence of dogs and cats and other pets within the property.

#### 7.18 Obstructing Common Areas

Owners shall not obstruct Common Areas. Owners shall not place or store anything within the Common Areas without prior written consent of the Board or except in facilities specifically designed and designated for storage on the Plat.

#### 7.19 Prohibited Items In Limited Common Area

Hot tubs, charcoal grills, and clotheslines are prohibited in the Limited Common Areas. Storage of hazardous materials including but not limited to fireworks, explosives, paint or related products, fuels (including camping fuels), and weapons or ammunitions of any sort are not permitted in any storage units. Use of the Limited Common Areas shall be further governed by the rules and regulations of the Association.

### ARTICLE VIII – MAINTENANCE, REPAIR, AND CONTROL OF COMMON ELEMENTS AND UNITS

#### 8.1 Duties of the Association and Board

A. The Association shall maintain, repair and make necessary improvements to all Common Elements whether located inside or outside the Buildings, except for the specific portions of the Limited Common Elements which the Unit Owners are obligated to maintain pursuant to Section 8.2 of this Declaration. Without limitation, the Association shall be responsible for maintaining residential Building exteriors (including doors and porch and deck exteriors), all portions of the parking areas, parking canopies, laundry facilities (if any), maintenance areas, planters, storage closet units (both the limited and the general common element storage in the basement), stairwells, the private streets and drives, sidewalks, landscaping, irrigation systems, lighting and light fixtures in the Common Elements. The Board shall be the sole and absolute judge as to the appropriate maintenance of the Common Elements and the Condominium. Unit Owners grant an easement to the Association to enter the parking stalls for maintenance and/or snow removal and to enter storage units (both limited and general common element storage units in the basement) upon reasonable written notice for maintenance.

B. The Board of Directors of the Association shall have the authority to control the use of storage units located in the basement, a Common Element. The Board shall assign particular storage units in the basement to Unit Owners interested in renting these units and shall collect an appropriate fee for their use. Any unpaid rental fee for these storage units shall become a lien against the responsible Unit Owner's Unit and the Association shall have the right, to the extent allowed under the law, to collect said lien in the same manner as other charges and assessments pursuant to Article X of this Declaration. The Board of Directors shall have the right to adopt other rules and regulations governing the use of these units. Storage of hazardous materials including but not limited to fireworks, explosives, paint or related products, fuels (including camping fuels), and weapons or ammunitions of any sort are not permitted in storage units.

#### 8.2 Duties of Unit Owners

A. Each Unit Owner shall maintain, repair, replace and restore, at his own expense, all portions of his Unit, subject to the Condominium Documents.

B. Except for parking stalls, decks, and storage closet units which shall be maintained by the Association, pursuant to Paragraph A above, each Unit

Owner shall be responsible for the maintenance and repair of the Limited Common Elements allocated to his Unit pursuant to this Declaration as Limited Common Elements, including, but not limited to the maintenance, repair, and replacement of all doors and windows of the Unit; any air conditioning unit (including compressors and condensers), and heater and hot water heater servicing the Unit. The Association will be responsible for certain Limited Common Elements such as the parking stalls as well as the decks and storage closet units, which shall include periodic painting. No Unit Owner may paint or change the exterior color scheme or surfacing materials of his parking stall, patio or deck or any portion of the Limited Common Elements allocated to his Unit visible from the Common Elements or any other Unit without the prior written consent of the Board.

C. Each Unit Owner shall take all necessary action to keep the Limited Common Elements assigned to or associated with their Unit clean and free from unsightly accumulations of trash, furniture in weathered or poor condition, and litter. No Unit Owner shall allow a parking space to be used for storage or for the accumulation of trash or junk.

#### 8.3 Repair or Restoration Necessitated by Unit Owner

Each Unit Owner shall be liable to the Association, to the extent permitted by Wyoming law, for any damage to the Common Elements, Limited Common Elements, or the Improvements, or equipment thereon, which results from the negligence or willful misconduct, by act or omission, of the Unit Owner or that Owner's family members, tenants, guests, invitees and pets. The cost to the Association of any such repair, maintenance or replacement required by such act or omission of a Unit Owner shall be paid by the Unit Owner, upon demand, to the Association. The Association may enforce collection of any such amounts in the same manner and to the same extent as provided for in this Declaration for the collection of Assessments.

#### 8.4 Unit Owner's Failure to Maintain

If a Unit Owner fails to maintain in good condition and repair his Unit or any Limited Common Element which he is obligated to maintain under this Declaration and the required maintenance, repair or replacement is not performed within thirty (30) days after written notice has been given to the Unit Owner by the Association, the Association shall have the right, but not the obligation, to perform the required maintenance, repair or replacement. The cost of any such maintenance, repair or replacement shall be assessed against the non performing Unit Owner pursuant to Section 10.4D of this Declaration.

#### 8.5 Right to Reasonable Access

On reasonable notice, each Unit Owner shall afford the Association and other Unit Owners, and to their agents or employees, access through his Unit reasonably necessary for purposes required under this Article.

**ARTICLE IX - THE ASSOCIATION; RIGHTS AND DUTIES;  
MEMBERSHIP**

9.1 Rights, Powers and Duties of the Association

No later than the date on which the first Unit is conveyed to a Purchaser, the Association shall be organized as a nonprofit Wyoming corporation. The Association shall be the entity through which the Unit Owners shall act. The Association shall have such rights, powers and duties as are prescribed by law and as are set forth in the Condominium Documents together with such rights, powers and duties as may be reasonably necessary to effectuate the objectives and purposes of the Association as set forth in this Declaration and the Condominium Act. The Association shall have the right to finance capital Improvements in the Condominium by encumbering future Assessments if such action is approved by the written consent or affirmative vote of Unit Owners representing more than fifty percent (50%) of the votes in the Association and by Declarant during the Period of Declarant Control. Unless the Condominium Documents or the Condominium Act specifically requires a vote of the Members, approvals or actions to be given or taken by the Association shall be valid if given or taken by the Board. The Association has the specific duty to make available to the Declarant, and Unit Owners current copies of the Condominium Documents and other books, records and financial statements of the Association as may be requested from time to time by such parties. Such requests shall be in writing, and the Association shall have the right to charge for copying expenses and the reasonable cost of postage, shipping or transmission of the information requested.

9.2 Directors and Officers

A. During the Period of Declarant Control, the Declarant shall have the right to appoint and remove the members of the Board of Directors and the officers of the Association, and such appointed members and officers do not have to be Unit Owners.

B. Upon the termination of the Period of Declarant Control, the Unit Owners shall elect the Board of Directors which must consist of at least three (3) members, all of whom must be Unit Owners. The Board of Directors elected by the Unit Owners shall then elect the officers of the Association.

C. The Declarant may voluntarily surrender his right to appoint and remove the members of the Board of Directors and the officers of the Association before termination of the Period of Declarant Control, and in that event, the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or the Board of Directors, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

9.3 Rules

The Board of Directors, from time to time and subject to the provisions of this Declaration and the Condominium Act, may adopt, amend, and repeal rules

and regulations. The Rules may, among other things, restrict and govern the use by any Unit Owner, by the family of such Unit Owner, or by any invitee, licensee or lessee of such Unit Owner, of any area within the Condominium subject to the Association's jurisdiction and control; provided, however, that the Rules may not unreasonably discriminate among Unit Owners and shall not be inconsistent with the Condominium Act, the applicable federal and state Fair Housing Acts, this Declaration, the Articles or Bylaws. A copy of the Rules, as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Unit Owner and may be recorded in the Land Records.

#### 9.4 Composition of Members

Each Unit Owner shall be a Member of the Association. The membership of the Association at all times shall consist exclusively of all the Unit Owners. Membership in the Association is mandatory and such Membership and the Common Element Interests thereof are appurtenant thereto, and may not be separated from, ownership of the Unit; provided, however, the Common Element Interests of Units from time to time may be modified or changed as expressly permitted in this Declaration and authorized under the Condominium Act. No Owner during his ownership of a Unit shall have the right to relinquish or terminate his membership in the Association.

#### 9.5 Non-Liability of Officials and Indemnification

To the fullest extent permitted by law, neither Declarant, the Board, nor any committees of the Association nor any member thereof, nor any officers, directors or employees of the Declarant or of the Association, shall be liable to any Owner or to the Association or any other person for any damage, loss or prejudice suffered or claimed on account of any decision, course of action, act, inaction, omission, error, negligence or the like made in good faith and which Declarant, the Board, or such committees or officers reasonably believed to be within the scope of their respective duties or rights.

To the fullest extent permitted by law, Declarant and every director, officer or committee member of the Association and/or the Declarant (to the extent a claim may be brought by reason of Declarant's appointment, removal or control over members of the Board or its control over the Association or any committee thereof) shall be indemnified by the Association. Every other person serving as an employee or direct agent of the Association, or otherwise acting on behalf of, and at the request of, the Association, may, in the discretion of the Board, be indemnified by the Association.

Any such indemnification shall be limited to all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon such person in connection with any proceeding to which he may be a party or in which he may become involved, by reason of his being or having served in such capacity on behalf of the Association (or in the case of Declarant by reason of having appointed, removed, controlled or failed to control members of the Board, or controlled or failed to control the Association), or incurred in any settlement thereof, whether or not he is a director, officer or member of a committee or serving in such other specified capacity at the time such expenses are incurred.

## ARTICLE X - ASSESSMENTS

### 10.1 Creation of the Lien and Personal Obligation to Pay Assessments

A. Each Owner, by acceptance of a deed to any Unit, whether or not it shall be so expressed in such deed, agrees and is deemed to covenant and agree to pay to the Association:

- i. Annual assessments or charges;
- ii. Special assessments for capital improvements;
- iii. Individual repair and maintenance assessments;
- iv. Assessment for charges or fees due to the Association, such assessments to be established and collected as herein provided; and
- v. Such other assessments created by these Condominium Documents.

B. The annual and special Assessments and individual or other Assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the Unit and shall be a continuing lien upon the Unit against which each Assessment is made. Notice of the lien of the Association for such assessments may be recorded in the Land Records.

C. Delinquent assessments, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Unit at the time when the assessment was levied. The personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them. The sale or transfer of a Unit shall not relieve the prior Owner thereof from personal liability to pay delinquent assessments, plus interest, costs and attorney's fees. Such obligation shall remain the personal obligation of the defaulting Owner.

### 10.2 Purpose of Assessments

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Members and their guests, for the improvement and maintenance of the Common Elements and for all purposes set forth in the Articles, Bylaws and this Declaration. The Board of the Association may provide that assessments include a reserve fund for maintenance, repairs and replacement of those elements of the Common Elements and of property and equipment owned by the Association for the common use and enjoyment of the Members.

### 10.3 Preparation of Budget

A. At least sixty (60) days (or soon thereafter as feasible) before the beginning of the first full fiscal year of the Association after the first Unit is conveyed to a Purchaser and each fiscal year thereafter, the Board of Directors shall adopt a budget for the Association containing an estimate of the total amount of funds which the Board of Directors believes will be required during the ensuing fiscal year to pay all Common Expenses including, but not limited to:

i. The amount required to pay the cost of maintenance, management, operation, repair and replacement of the Common Elements and those parts of the Units, if any, which the Association has the responsibility of maintaining, repairing and replacing;

ii. The cost of wages, materials, insurance premiums, services, supplies and other expenses required for the administration, operation, maintenance and repair of the Condominium;

iii. The amount required to render to the Unit Owners all services required to be rendered by the Association under the Condominium Documents; and

iv. Such amounts as are necessary to provide general operating reserves and reserves for contingencies and replacements.

B. The budget shall separately reflect any Common Expenses to be assessed against less than all of the Units pursuant to Subsections D and E of Section 10.4 and must include an adequate allocation to reserves as part of the Common Expense Assessment.

C. Within thirty (30) days after the adoption of a budget, the Board of Directors shall send to each Unit Owner a summary of the budget and a statement of the amount of the Common Expense Assessment assessed against the Unit in accordance with Section 10.4 of this Declaration. The failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit Owner's obligation to pay his allocable share of the Common Expenses as provided in Section 10.4 of this Declaration and each Unit Owner shall continue to pay the Common Expense Assessment against his Unit as established for the previous fiscal year until notice of the Common Expense Assessment for the new fiscal year has been established by the Board of Directors.

D. The Board of Directors is expressly authorized to adopt and amend budgets for the Association, and no ratification of any budget by the Unit Owners shall be required.

### 10.4 Common Expense Assessment

A. For each fiscal year of the Association commencing with the fiscal year in which the first Unit is conveyed to a Purchaser, the total amount of the estimated Common Expenses set forth in the budget adopted by the Board of



Directors (except for the Common Expenses which are to be assessed against less than all of the Units pursuant to Subsections D and E of this section) shall be assessed against each Unit in the proportion of such Unit to the Unit's Common Expense Liability. If the Board of Directors determines during any fiscal year that its funds budgeted or available for that fiscal year are, or will, become inadequate to meet all Common Expenses for any reason, including, without limitation, nonpayment of Assessments by Members, it may increase the Common Expense Assessment for that fiscal year and the revised Common Expense Assessment shall commence on the date designated by the Board of Directors.

B. The Common Expense Assessments shall commence as to all Units sold to Purchasers in the Condominium on the first day of the month following the conveyance of the first Unit to a Purchaser. The first Common Expense Assessment shall be adjusted according to the number of months remaining in the fiscal year of the Association. The Board of Directors may require that the Common Expense Assessments or Special Assessments be paid in installments. Unless otherwise directed by the Board, Common Expense Assessments shall be paid in monthly installments and shall be due and payable on the first day of each month.

C. Except as otherwise expressly provided for in this Declaration, all Common Expenses, including, but not limited to, Common Expenses associated with the maintenance, repair and replacement of a Limited Common Element, and reserves for Common Expenses shall be assessed against all of the Units in accordance with Subsection A of this section.

D. If any Common Expense is caused by the negligence or willful conduct, whether by act or omission, of any Unit Owner, lessee, guest, or invitees, the Association shall assess that Common Expense exclusively against that Unit.

E. Assessments to pay a judgment against the Association may be made only against the Units in the Condominium at the time the judgment was entered, in proportion to their Common Expense Liability.

#### 10.5 Special Assessments

In addition to Common Expense Assessments, the Association may levy, in any fiscal year of the Association, a special assessment applicable to that fiscal year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement of the Common Elements, including fixtures and personal property related thereto, or for any other lawful Association purpose, provided that any Special Assessment shall have first been approved by Unit Owners representing two-thirds (2/3) of the votes in the Association and who are voting in person or by proxy at a meeting duly called for such purpose, and approved by Declarant during the Period of Declarant Control. Unless otherwise specified by the Board of Directors, Special Assessments shall be due thirty (30) days after they are levied by the Association and notice of the Special Assessment is given to the Unit Owners.

10.6 Notice and Quorum for Any Action Authorized Under Section 10.5

Written notice of any meeting called for the purpose of obtaining the consent of the Members for any action for which the consent of Members is required under Section 10.5 shall be sent to all Members not less than thirty (30) days nor more than fifty (50) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of all the votes in the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than fifty (50) days following the preceding meeting.

10.7 Effect of Nonpayment of Assessments; Remedies of the Association

A. Any Assessment, or any installment of an Assessment, which is not paid within thirty (30) days after the Assessment or any installment of an Assessment first became due, shall be deemed delinquent and shall bear interest from the date of the delinquency at the rate of eighteen percent (18%) per annum. In addition, the Board of Directors may establish a reasonable late fee to be charged to a Unit Owner and assessed against his Unit as part of the Assessment Lien for each installment of an Assessment that is deemed delinquent.

B. All Assessments, fees, and other charges imposed or levied against any Unit or Unit Owner shall be secured by the Assessment Lien as provided for in the Condominium Documents. The recording of this Declaration constitutes record notice and perfection of the Assessment Lien and no further recordation of any claim of lien shall be required. Although not required to perfect the Assessment Lien, the Association shall have the right, but not the obligation, to record a notice setting forth the amount of any delinquent Assessments, fees, or other charges imposed or levied against the Unit or the Unit Owner which are secured by the Assessment Lien.

C. The Association shall have the right, at its option, to enforce collection of any delinquent Assessments and all other fees and charges owed to the Association in any manner allowed by law, including, but not limited to:

i. Bringing an action at law against the Unit Owner personally obligated to pay the delinquent amounts which came due at the time he was the Owner thereof, which action may be brought without waiving the Assessment Lien securing any such delinquent amounts; provided, however, that the personal obligation to pay delinquent Assessments which came due prior to the transfer of ownership shall not pass to successors in title;

ii. Bringing an action to foreclose its Assessment Lien against the Unit in the manner provided by law for the foreclosure of a realty mortgage including by advertisement and sale; and

iii. Suspending voting rights as provided in the Bylaws.

D. The Association shall have the power to bid in the indebtedness owed to the Association at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Units purchased at such sale.

#### 10.8 Subordination of Assessment Lien to Mortgages

The Assessment Lien shall be subordinate to the lien of any First Mortgage. Any First Mortgagee or any other party acquiring title or coming into possession of a Unit through foreclosure of a First Mortgage, purchase at a foreclosure sale or trustee sale, or through any equivalent proceedings, such as, but not limited to, the taking of a deed in lieu of foreclosure, shall acquire title free and clear of any claims for unpaid Assessments and other charges and fees against the Unit which became payable prior to such sale or transfer. Following foreclosure or sale, there shall be a continuing lien on any proceeds distributable or payable directly or indirectly to the Unit Owner/obligor. Any delinquent Assessments, fees and other charges which are extinguished pursuant to this section may be reallocated and assessed to all Units as a Common Expense. Any Assessments, fees and other charges against the Unit which accrue prior to such sale or transfer shall remain the personal obligation of the defaulting Unit Owner.

#### 10.9 Exemption of Unit Owner

No Unit Owner may exempt himself from liability for payment of Assessments, fees, and charges levied pursuant to the Condominium Documents by waiver and/or nonuse of any of the Common Elements or by the abandonment of his Unit.

#### 10.10 Certificate of Payment

The Association, on written request, shall furnish to a lien holder, Unit Owner or Person designated by a Unit Owner, a recordable statement setting forth the amount of unpaid Assessments against his Unit. The statement shall be furnished within twenty (20) business days after receipt of the request and is binding on the Association, the Board of Directors, and every Unit Owner. The Association may charge a reasonable fee in an amount established by the Board of Directors for each such statement.

#### 10.11 No Offsets

All Assessments and other fees and charges shall be payable in accordance with the provisions of this Declaration, and no offsets against such Assessments and other fees and charges shall be permitted for any reason, including, without limitation, a claim that the Association is not properly exercising its duties and powers as provided in the Condominium Documents.

#### 10.12 Surplus Funds

Surplus funds of the Association remaining after payment of or provisions for Common Expenses and any prepayment of reserves may in the discretion of the Board of Directors either be returned to the Unit Owners pro rata in accordance with each Unit Owner's Common Expense Liability or be credited on a pro rata basis to the Unit Owners to reduce each Unit Owner's future Common Expense Liability.

#### 10.13 Monetary Charges And Assessments

In accordance with the procedures set forth in the Bylaws, the Board of Directors shall have the right to levy reasonable monetary charges, fees, and assessments against a Unit Owner for violations of the Condominium Documents.

#### 10.14 Reserves Fund

Upon the closing of the sale of each Unit, each Purchaser shall pay to the Association an amount equal to one-sixth (1/6) of the Common Expense Assessment for the Unit for the twelve months following such closing (the "Reserves Fund Contribution") to establish a reserves fund to meet unforeseen expenditures, to purchase any additional equipment or services by or for the Association, or, on a temporary basis, to pay Association expenses such as insurance as they come due in the ordinary course in the event there are not sufficient funds in the Association's general accounts at the time of the due date to pay such expenses; provided, however, that the Board in its discretion shall reimburse the reserves fund for such expenses incurred from Annual Assessments as they are paid by Members. A Reserves Fund Contribution shall continue to be payable upon each subsequent sale of a Unit. Funds paid to the Association pursuant to this Section may be used by the Association for payment of operating expenses or any other purpose permitted under this the Condominium documents. The amounts paid to the Association pursuant to this Section shall be nonrefundable and shall not be considered an advance payment of any Assessments levied by the Association pursuant to this Declaration.

### ARTICLE XI - INSURANCE

#### 11.1 Scope of Coverage

A. Commencing not later than the date of the first conveyance of a Unit to a Purchaser, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

i. Property insurance on the Common Elements insuring against all risks of direct physical loss commonly insured against, in an amount determined by the Board of Directors; provided, however, that the total amount of insurance shall not be less than one hundred percent (100%) of the current replacement cost of the insured property, exclusive of land,

excavations, foundations and other items normally excluded from a master or blanket hazard and multi-peril property insurance policy;

ii. To the extent available, property insurance on Units or portions thereof, as determined by the Board to be included in the insurance maintained under subsection (A), paragraph (i), however, such insurance need not include improvements installed by Unit Owners or the personal property of Unit Owners;

iii. Comprehensive General Liability insurance, for a limit to be determined by the Board, but not less than \$1,000,000.00 for any single occurrence and \$2,000,000.00 general aggregate. Such insurance shall cover all occurrences commonly insured against for personal injury, death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Common Elements;

iv. Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of Wyoming,

v. Directors' and officers' liability insurance covering all the directors and officers of the Association in such limits as the Board of Directors may determine from time to time;

vi. Blanket fidelity bonds for all officers, directors and employees of the Association and all other persons handling, or responsible for, funds of or administered by the Association; and

vii. Such other insurance as the Association shall determine from time to time to be appropriate to protect the Association, the members of the Board of Directors, and/or the Unit Owners.

B. The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions:

i. Each Unit Owner shall be insured under the policy with respect to liability arising out of his ownership of an undivided interest in the Common Elements or his membership in the Association.

ii. There shall be no subrogation with respect to the Association, its agents, servants, its Board of Directors or officers thereof, and/or employees against Unit Owners and members of their household.

iii. No act or omission by any Unit Owner, unless acting within the scope of his authority on behalf of the Association, shall void the policy or be a condition to recovery on the policy.

iv. The coverage afforded by such policy shall be primary and shall not be brought into contribution or proration with any insurance which may be purchased by Unit Owners or their mortgagees or beneficiaries under deeds of trust.

v. A "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners.

vi. The Association shall be the insured for use and benefit of the individual Unit Owners (designated by name if required by the insurer).

vii. For policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the Association and each First Mortgagee named in the policy at least ten (10) days in advance of the effective date of any substantial change in coverage or cancellation of the policy.

viii. Any Insurance Trust Agreement will be recognized by the insurer.

ix. Such coverage shall not be contingent upon action by the insurance carrier's board of directors, policyholders or members or permit claims for contribution or assessments to be made against Unit Owners or their Mortgagees.

x. If the Condominium is located in an area identified by the Secretary of Housing and Urban Development as an area having special flood hazards, a "blanket policy" of flood insurance on the Condominium in the lesser of one hundred percent (100%) of the current replacement cost of the Buildings and any other property covered on the required form of policy or the maximum limit of coverage available under the National Insurance Act of 1968, as amended.

xi. "Agreed Amount," and "Building Ordinance or Law" endorsements, except where expressly not applicable or not available.

#### 11.2 Payment of Premiums

Premiums for all insurance obtained by the Association pursuant to this Article and all deductibles thereunder shall be Common Expenses and shall be paid for by the Association.

#### 11.3 Insurance Obtained by Unit Owners/Non-Liability of Association

The issuance of insurance policies to the Association pursuant to this Article shall not prevent a Unit Owner from obtaining insurance for his own benefit and at his own expense covering his Unit, his personal property and providing personal liability coverage. Notwithstanding the obligation of the Association to obtain insurance coverage as stated in this Declaration, neither the Declarant nor the Association, or their respective officers, directors, employees and agents, shall be liable to any Unit Owner or any other party if any risks or hazards are not covered by the insurance to be maintained by the Association or if the amount of the insurance is not adequate, and it shall be the responsibility of each Unit Owner to ascertain the coverage and protection afforded by the Association's insurance and to procure and pay for any additional insurance coverage and protection that the

Unit Owner may desire. Each Unit Owner or Lessee shall be solely responsible for securing insurance to protect their interest in their Unit and its contents.

#### 11.4 Payment of Insurance Proceeds

Any loss covered by property insurance obtained by the Association in accordance with this Article shall be adjusted with the Association and the insurance proceeds shall be payable to the Association and not to any mortgagee or beneficiary under a deed of trust. The Association shall hold any insurance proceeds in trust for Unit Owners and lienholders as their interests may appear, and the proceeds shall be disbursed and applied in a fair and equitable manner.

#### 11.5 Certificate of Insurance

An insurer that has issued an insurance policy pursuant to this Article of the Declaration shall issue certificates or memoranda of insurance to the Association and, on written request, to any Unit Owner, mortgagee, or beneficiary under a deed of trust. The insurer issuing the policy shall not cancel nor refuse to renew it until thirty (30) days after notice of the proposed cancellation or non renewal has been mailed to the Association, each Unit Owner, and each mortgagee or beneficiary under a deed of trust to whom a certificate or memorandum of insurance has been issued at their respective last known address.

### ARTICLE XII - EMINENT DOMAIN

#### 12.1 Notice and Negotiations

In the event proceedings are initiated by any government or agency thereof, seeking to take by eminent domain the Common Elements, any part thereof or any interest therein, any improvement thereon, or any interest therein, with a value (including loss of value to the balance of the Common Elements and improvements thereof), as reasonably determined by the Association, in excess of Ten Thousand Dollars (\$10,000), the Association shall give prompt notice thereof, including a description of the part of or interest in the Common Elements or improvement thereon sought to be so condemned, to all First Mortgagees of Units, all Members, and to the Declarant. The Association shall have full power and authority to defend in said proceedings, and to represent the Owners in any negotiations, settlements, and agreements with a condemning authority for acquisition of the Common Elements or part thereof, but the Association shall not enter into any such proceedings, settlement, or agreements, pursuant to which the Common Elements or any part thereof or any interest therein, or any improvement thereon or any part thereof or interest therein is relinquished, without giving all First Mortgagees of Units, all Members, and Declarant at least fifteen (15) days' prior written notice thereof.

#### 12.2 Award Proceeds

In the event, following such proceedings, there is such a taking in condemnation or by eminent domain of a part or all of the Common Elements, the

award made for such taking, shall be applied by the Association to such repair and restoration. If the full amount of such award is not expended to repair and restore the Common Elements, the Association shall disburse the net proceeds of such award to the Owners, the Owner of each Unit to receive one (1) equal share, except that any portion of the award attributable to the acquisition of a Limited Common Element shall be equally divided among the Owners to which the Limited Common Element was allocated at the time of the acquisition, and provided that the Association shall first pay out of the share of each Owner the amount of any unpaid liens or encumbrances on his Unit in the order of the priority of such liens or encumbrances. No provision of this Declaration or of any other document relating to the Properties shall be deemed to give an Owner or any other party priority over the rights of a First Mortgagee pursuant to a First Mortgage in the case of a distribution to an owner of insurance proceeds or condemnation award for losses to or taking of Units or Common Elements or any combination thereof.

### ARTICLE XIII - MANDATORY PROCEDURES

#### 13.1 Consensus for Association Action

A. Except as provided in this Article, the Association may not commence a legal proceeding or an action without the approval of at least two-thirds of the votes of the Members eligible to vote. A Member representing Units owned by Persons other than the Member casting the votes shall not vote in favor of bringing or prosecuting any such proceeding unless authorized to do so by a vote of Unit Owners of two-thirds of the total number of Units represented by the Member casting the votes. This Article shall not apply, however, to:

- i. Actions brought by the Association to enforce Condominium Documents, including, without limitation, the foreclosure of liens;
- ii. The imposition and collection of assessments;
- iii. Proceedings involving challenges to ad valorem taxation; or
- iv. Counterclaims brought by the Association in proceedings instituted against it.

B. Prior to the Association or any Member commencing any proceeding to which Declarant is a party, including but not limited to an alleged defect of any improvement, Declarant shall have the right to be heard by the Members, or the particular Member, and to access, inspect, correct the condition of, or redesign any portion of any improvement as to which a defect is alleged or otherwise correct the alleged dispute.

#### 13.2 Alternative Method for Resolving Disputes

Declarant and its officers, directors, employees and agents; the Association, its officers, directors and committee members; all Persons subject to this Declaration, including all Members of the Association; and any Person not otherwise subject to this Declaration but who agrees to submit to this Article (each such entity being referred to as a "Bound Party") agree to encourage the amicable



resolution of disputes, without the emotional and financial costs of litigation. Accordingly, each Bound Party covenants and agrees to submit those claims, grievances or disputes described in 13.3 (singularly, "Claim," and collectively, "Claims") to the procedures set forth in 13.4.

### 13.3 Claims

A. Unless specifically exempted below, all claims between any of the Bound Parties regardless of how the same might have arisen or on what it might be based including but not limited to, claims

i. Arising out of or relating to the interpretation, application or enforcement of the Condominium Documents or the rights, obligations and duties of any Bound Party under the Condominium Documents,

ii. Relating to the design or construction of improvements; or

iii. Based upon any statements, representations, promises, warranties, or other communications made by or on behalf of any Bound Party, shall be subject to the provisions of 13.4.

B. Notwithstanding the above, unless all parties thereto otherwise agree, the following shall not be Claims and shall not be subject to the provisions of 13.4:

i. Any suit by the Association against any Bound Party to enforce the provisions hereof pertaining to assessments;

ii. Any suit by the Association or Declarant to obtain a temporary restraining order or injunction (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to act under and enforce the provisions hereof;

iii. Any suit between or among Owners, which does not include the Declarant or the Association as a party, if such suit asserts a Claim which would constitute a cause of action independent of Condominium Documents; and

iv. Any suit in which any indispensable party is not a Bound Party.

With the consent of all parties hereto, any of the above identified in this Section may be submitted to the alternative dispute resolution procedures set forth in 13.4.

### 13.4 Mandatory Procedures

A. Notice. Any Bound Party having a Claim ("Claimant") against any other Bound Party ("Respondent") (the Claimant and the Respondent referred to herein being individually, as a "Party" or, collectively, as the "Parties") shall notify each Respondent in writing (the "Notice"), stating plainly and concisely:

i. The nature of the Claim, including the Persons involved and Respondent's role in the Claim;

ii. The legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

iii. The proposed remedy; and

iv. The fact that Claimant will meet with Respondent to discuss in good faith ways to resolve the Claim.

**B. Negotiation and Mediation.**

i. The Parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the Parties in negotiation.

ii. If the Parties do not resolve the Claim within thirty (30) days after the date of the Notice (or within such other period as may be agreed upon by the Parties) ("Termination of Negotiations"), Claimant shall have thirty (30) days to submit the Claim to mediation under the auspices of the American Arbitration Association ("AAA") in accordance with the AAA's Rules, as appropriate.

iii. Paragraph 13.4(B)(ii) is not intended to preclude the parties from agreeing, in writing, to submit their dispute to another alternative dispute resolution organization or individual for mediation.

iv. If Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to any Person other than the Claimant.

v. Any settlement of the Claim through mediation shall be documented in writing by the mediator and signed by the Parties. If the Parties do not settle the Claim within thirty (30) days after submission of the matter to the mediation, or within such other time as determined by the mediator or agreed to by the Parties, the mediator shall, issue a notice of termination of the mediation proceedings ("Termination of Mediation"). The Termination of Mediation notice shall set forth that the Parties are at an impasse and the date that mediation was terminated.

vi. Each Party shall bear its own costs of the mediation, including attorney's fees, and each Party shall share equally all charges rendered by the mediator. If the Parties agree to a resolution of any Claim through negotiation or mediation in accordance with 13.4 and any Party thereafter fails to abide by the terms of such agreement, then any other Party may file suit or initiate arbitration proceedings to enforce such agreement without the need to again comply with the procedures set forth in 13.4. In such event the Party taking action to enforce the agreement shall be entitled to recover from

the non-complying Party (or if more than one non-complying Party, from all such Parties pro rata) all costs incurred in enforcing such agreement, including without limitation, attorney's fees and court costs.

C. Binding Arbitration.

i. Upon Termination of Mediation, Claimant shall thereafter be entitled to initiate final, binding arbitration of the Claim under the auspices of the AAA in accordance with the AAA's Commercial or Construction Industry Arbitration Rules, as appropriate. Such claims shall not be decided by or in a court of law. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Claim. If the claimed amount exceeds \$500,000, the dispute shall be heard and determined by three arbitrators. Otherwise, unless mutually agreed to by the parties, there shall be one arbitrator. Arbitrators shall have expertise in the area(s) of dispute, which may include legal expertise if legal issues are involved.

ii. Each Party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Notwithstanding the foregoing, if a Party unsuccessfully contests the validity or scope of arbitration in a court of law, the non-contesting party shall be awarded reasonable attorney's fees and expenses incurred in defending such contest. All decisions respecting the arbitrability of any Claim shall be decided by the arbitrator(s).

iii. The award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

13.5 Amendment of Articles

Without the express prior written consent of Declarant this Article may not be amended for a period of twenty years from the effective date of this Declaration.

**ARTICLE XIV - GENERAL PROVISIONS**

14.1 Enforcement

The Association, or any Unit Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed by the provisions of the Condominium Documents. Provided, however, that any Unit Owner or Owners shall first, in writing, request the Board of Directors of the Association to enforce the particular right or restriction and shall allow thirty (30) days from the date of the written request for the Board to act. Should the Board fail to act after the thirty days has passed, the Unit Owner or Owners may proceed subject to these Condominium Documents. Failure by the Association or by any Unit Owner to enforce any covenant or restriction contained in the Condominium Documents shall in no event

be deemed a waiver of the right to do so thereafter. To the extent this Declaration grants Declarant, the Association or any Unit Owner the right to use summary abatement or similar means to enforce the restrictions set forth in this Declaration, judicial proceedings must be instituted before any items of construction can be altered or demolished. Each Unit Owner shall be subject to all rights and duties assigned to Unit Owners under this Declaration.

#### 14.2 Severability

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

#### 14.3 Termination of Condominium

The Condominium may be terminated only by the approval in writing of all Unit Owners and all record owners of mortgages of Units.

#### 14.4 Amendment

A. The terms hereof may, at any time, be amended by the Association; provided, however, that except as provided elsewhere in this Declaration or in the Condominium Act, any amendments made by the Association shall be approved by at least sixty-seven percent (67%) of the total votes held by Owners and shall be made only by an instrument in writing signed by the President and Secretary of the Association and recorded with the office of the County Clerk, Jackson, Teton County, Wyoming, within thirty (30) days after adoption of the amendment. During the Period of Declarant Control, any amendment or attempted revocation hereof shall be approved in writing by the Declarant.

B. An amendment to the Declaration shall not terminate or decrease any unexpired Development Right, Special Declarant Right or Period of Declarant Control unless the Declarant approves the amendment in writing.

C. Notwithstanding the above, during the Period of Declarant Control, Declarant shall have the right, without any vote or consent whatsoever, to amend this Declaration of its own volition and to make such changes as Declarant shall in its sole discretion deem proper, including changes to Common Elements.

D. Declarant also reserves the absolute right to amend this Declaration of its own volition, and without the necessity of any vote or consent whatsoever, if such amendment shall, in Declarant's sole and absolute discretion, be deemed necessary to achieve compliance with the regulations of a Governmental Agency.

E. An amendment to the Declaration shall not create or increase Special Declarant Rights, increase the number of Units or change the boundaries of any Unit, the allocated interest of a Unit, or the use as to which any Unit is restricted, in the absence of unanimous consent of the Unit Owners.

#### 14.5 Remedies Cumulative

Each remedy provided herein is cumulative and not exclusive.

#### 14.6 Notices

A. All notices, demands, statements or other communications required to be given or served under this Declaration shall be in writing and shall be deemed to have been duly given and served if delivered personally or sent by United States mail, postage prepaid, return receipt requested, addressed as follows:

i. If to a Unit Owner, at the address at which the Unit Owner shall designate in writing and file with the Association, or

ii. If to the Association or the Declarant, at Colorado and Santa Fe Land Company, attention Scott Roark, 2400 Industrial Lane, Broomfield, CO 80020, or such other address as shall be designated by notice in writing to the Unit Owners pursuant to this section.

B. A Unit Owner may change his address on file with the Association for receipt of notices by delivering a written notice of change of address to the Association pursuant to this section. A notice given by mail, whether regular, certified or registered, shall be deemed to have been received by the person to whom the notice was addressed on the earlier of the date the notice is actually received or three days after the notice is mailed. If a Unit is owned by more than one person, notice to one of the Unit Owners shall constitute notice to all Unit Owners of the same Unit. Each Unit Owner shall file his correct mailing address with the Association and shall promptly notify the Association in writing of any subsequent change of address.

#### 14.7 Binding Effect

By acceptance of a deed or by acquiring any ownership interest in any portion of the Condominium, each Person, for himself his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns, to all of the provisions, restrictions, covenants, conditions, easements, rules, and regulations now or hereafter imposed by the Condominium Documents and any amendments thereof. In addition, each such Person by so doing thereby acknowledges that the Condominium Documents set forth a general scheme for the improvement and development of the real property covered thereby and hereby evidences his interest that all the restrictions, conditions, covenants, easements, rules, and regulations contained in the Condominium Documents shall run with the land and be binding on all subsequent and future Unit Owners, grantees, purchasers, assignees, and transferees thereof. Furthermore, each such Person fully understands and acknowledges that the Condominium Documents shall be mutually beneficial, prohibitive and enforceable by the various subsequent and future Unit Owners. Declarant, its successors, assigns and grantees, covenants and agrees that the Units and the membership in the Association and the other rights created by the Condominium Documents shall not be separated or separately conveyed and each

shall be deemed to be conveyed or encumbered with its respective Unit even though the description in the instrument of conveyance or encumbrance may refer only to the Unit.

#### 14.8 Gender

The singular, wherever used in this Declaration, shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions of this Declaration apply to either entities or individuals, or men or women, shall in all cases be assumed as though in each case fully expressed.

#### 14.9 Topic Headings

The marginal or topical headings of the sections contained in this Declaration are for convenience only and do not define, limit or construe the contents of the sections or of this Declaration.

#### 14.10 Survival of Liability

The termination of membership in the Association shall not relieve or release any such former Unit Owner or Member from any liability or obligation incurred under, or in any way connected with, the Association during the period of such ownership or membership, or impair any rights or remedies which the Association may have against such former Owner or Member arising out of, or in any way connected with, such ownership or membership and the covenants and obligations incident thereto.

#### 14.11 Construction

In the event of any discrepancies, inconsistencies or conflicts between the provisions of this Declaration and the Articles, Bylaws, or the Association Rules, the provisions of this Declaration shall prevail.

#### 14.12 Joint and Several Liability

In the case of joint ownership of a Unit, the liabilities and obligations of each of the joint Unit Owners set forth in, or imposed by, the Condominium Documents shall be joint and several.

#### 14.13 Guests and Tenants

Each Unit Owner shall, to the extent permitted by Wyoming law, be responsible for compliance by his agents, tenants, guests, invitees, licensees and their respective servants, agents, and employees with the provisions of the Condominium Documents. A Unit Owner's failure to ensure compliance by such

persons shall be grounds for the same action available to the Association or any other Unit Owner by reason of such Unit Owner's own noncompliance.

#### 14.14 Attorneys' Fees

In the event the Declarant, the Association or any Unit Owner employs an attorney or attorneys to enforce an Assessment Lien or to collect any amounts due from a Unit Owner or to enforce compliance with or recover damages for any violation or noncompliance with the Condominium Documents, the prevailing party in any such action shall be entitled to recover his reasonable attorneys' fees incurred in the action from the other party.

#### 14.15 Number of Days

In computing the number of days for purposes of any provision of the Condominium Documents, all days shall be counted including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday or holiday, then the final day shall be deemed to be the next day which is not a Saturday, Sunday or holiday.

#### 14.16 Declarant's Disclaimer of Representations

While Declarant has no reason to believe that any of the provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any provisions of this Declaration. Any Unit Owner acquiring a Unit in reliance on one or more of the provisions in this Declaration shall assume all risks of the validity and enforceability thereof and by acquiring the Unit agrees to hold Declarant harmless therefrom.

#### 14.17 No Absolute Liability

No provision of the Condominium Documents shall be interpreted or construed as imposing on Unit Owners absolute liability for damage to the Common Elements or the Units. Unit Owners shall only be responsible for damage to the Common Elements or Units caused by the Unit Owners' negligence or intentional acts, whether by act or omission.

#### 14.18 Choice of Law, Venue, and Personal Jurisdiction

By acceptance of a deed or upon entering into a lease for a Condominium Unit, a party hereby consents to the personal jurisdiction of the State of Wyoming. This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming. The sole venue of any court action brought hereunder shall be in the District Court of Teton County, Ninth Judicial District, or the Circuit Court of Teton County, Wyoming, provided that this paragraph shall not, in any way, limit any proceedings taken to enforce a judgment.

**14.19 Disclaimer**

By acceptance of a deed or upon entering into a lease for a Condominium Unit in High Teton Condominiums Addition to the Town of Jackson, a party hereby acknowledges that Declarant is not the original designer, builder, or developer of the building on the property. The complex was built more than twenty-five (25) years ago by unknown parties and was originally rental units.

**14.20 Limitation Upon Liability of Declarant and Management Firm**

Notwithstanding the duty of the Association and Condominium Property, the Association and Unit Owners shall and do fully indemnify and hold the Declarant and the Management Firms harmless from all loss, cost, and expense, including reasonable attorney's fees, for injury or damages, whether caused by any latent condition of the property to be maintained and repaired by them, natural elements, other persons, or caused by any other reason whatsoever.



IN WITNESS WHEREOF, the Declarant has executed this Declaration on the day and year first above written.

Declarant:  
High Teton Condominiums, LLC, a  
Wyoming limited liability company

By: *Peter Wells*  
Peter Wells  
Its: Manager

STATE OF Wyoming )  
                                  ) ss.  
COUNTY OF Teton )

On this 1<sup>st</sup> day of July, 2004, before me personally appeared Peter Wells, to me personally known, who, being by me duly sworn, did say that he is the Manager of High Teton Condominiums, LLC, and that said instrument was signed on behalf of said limited liability company, and said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

Given under my hand and seal the date first above written.

SEAL



*Alena C Paier*



**EXHIBIT B**  
**Allocation of Storage Closet Units**

1 <sup>st</sup> Level			2 <sup>nd</sup> Level			3 <sup>rd</sup> Level		
Closet No.	Unit No.	Sq. Footage	Closet No.	Unit No.	Sq. Footage	Closet No.	Unit No.	Sq. Footage
C1	114	6.8	C9	202	23.0	C33	313	7.6
C2	113	6.8	C10	201	16.3	C34	316	7.6
C3	116	6.8	C11	203	16.3	C35	301	7.6
C4	115	6.8	C12	204	23.0	C36	304	7.6
C5	106	6.8	C13	103	6.8	C37	305	7.6
C6	105	6.8	C14	104	6.8	C38	308	7.6
C7	108	6.8	C15	206	22.6	C39	309	7.6
C8	107	6.8	C16	205	16.3	C40	312	7.6
			C17	207	16.3			
			C18	208	22.6			
			C19	109	6.2			
			C20	110	6.2			
			C21	210	16.3			
			C22	209	22.6			
			C23	211	21.8			
			C24	212	16.0			
			C25	111	6.7			
			C26	112	6.7			
			C27	213	16.0			
			C28	214	22.6			
			C29	216	19.9			
			C30	215	18.7			
			C31	101	6.6			
			C32	102	6.6			

\* Square Footages are approximate

### Exhibit C

<u>Unit No.</u>	<u>SF</u>	<u>Prorata</u>
101	583.8	1.8746%
102	593.4	1.9054%
103	539.4	1.7320%
104	583.8	1.8746%
105	752.4	2.4160%
106	593.5	1.9057%
107	593.5	1.9057%
108	752.4	2.4160%
109	825.1	2.6494%
110	594.1	1.9077%
111	594.1	1.9077%
112	844.5	2.7117%
113	762.4	2.4160%
114	594.0	1.9073%
115	594.0	1.9073%
116	752.4	2.4160%
201	596.8	1.9163%
202	925.4	2.9715%
203	925.4	2.9715%
204	596.8	1.9163%
205	596.8	1.9163%
206	925.5	2.9718%
207	925.4	2.9715%
208	596.8	1.9163%
209	596.8	1.9163%
210	925.4	2.9715%
211	925.4	2.9715%
212	596.8	1.9163%
213	596.8	1.9163%
214	925.4	2.9715%
215	925.4	2.9715%
216	596.8	1.9163%
301	1047.6	3.3638%
304	1046.6	3.3606%
305	1055.2	3.3882%
308	1054.4	3.3857%
309	1047.8	3.3645%
312	1048.5	3.3667%
313	1061.2	3.4075%
316	1061.2	3.4075%
<b>Total</b>	<b>31143.0</b>	<b>100.0000%</b>

**EXHIBIT D**  
**Uncovered Common Element Parking Spaces**

