

GRANTOR: LOVE RIDGE LODGE HOMES CONDOMINIUM

GRANTEE: THE PUBLIC

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By Corrina Dorman Deputy Clerk

**FIRST AMENDED AND RESTATED
LOVE RIDGE LODGE HOMES CONDOMINIUMS
DECLARATION OF CONDOMINIUM**

**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS**

THIS FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS (the "First Amended and Restated Declaration" or the "Covenants"), is approved by the Board of Directors of the Love Ridge Lodge Homes Condominium Association (the "Association") and adopted via the written consent of Owners having at least fifty-one percent (51%) of the total vote of the Association, to be effective as of the date of recordation in the Office of the Teton County, Wyoming Clerk.

RECITALS

WHEREAS the Love Ridge Homes Condominiums consists of the Love Ridge Condominiums First through Sixth Additions to the Town of Jackson, Units 271-365, as shown on Plat Nos. 1021, 1059, 1076, 1091, 1104, and 1131 recorded in the Office of the Teton County, Wyoming Clerk (the "Love Ridge Condominiums");

WHEREAS the Developers of the Love Ridge Condominiums subjected it to a Declaration of Covenants, Conditions and Restrictions for Love Ridge Lodge Homes Addition to the Town of Jackson (the "Original CCRs"), recorded in the Office of the Teton County, Wyoming Clerk on December 16, 1998 in Book 367, Pages 830-844;

WHEREAS the Original Declaration was replaced in its entirety by an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Love Ridge Lodge Homes Addition to the Town of Jackson, recorded in the Office of the Teton County, Wyoming Clerk on October 25, 2000 in Book 408, Pages 121-137 (the "2000 Amended CCRs");

WHEREAS the Love Ridge Lodge Homes Condominiums Declaration of Condominium was recorded in the Office of the Teton County, Wyoming Clerk on July 26, 2001 in Book 429, Pages 1065-1087 (the "Condominium Declaration") to govern Lots 1 and 2 of the Love Ridge Lodge Homes Addition to the Town of Jackson as set forth on Plat No. 941;

WHEREAS amendments to the Condominium Declaration were recorded in the Office of the Teton County Clerk as follows:

- A. The First Amendment and Adoption of the Declaration of Condominium, Love Ridge Lodge Homes Condominiums - Second Addition, recorded in the Office of the Teton County, Wyoming Clerk on August 7, 2002, at Book 465, Pages 800-802 (the "First Amendment");
- B. The Second Amendment and Adoption of the Declaration of Condominium, Love Ridge Condominiums - Third Addition recorded in the Office of the Teton County, Wyoming Clerk on December 31, 2002, at Book 485, Pages 311-313: (the "Second Amendment");

- C. The Third Amendment and Adoption of the Declaration of Condominium, Love Ridge Condominiums - Fourth Addition recorded in the Office of the Teton County, Wyoming Clerk on July 8, 2003, at Book 513, Pages 75-78 (the "Third Amendment");
- D. The Fourth Amendment and Adoption of the Declaration of Condominium, Love Ridge Condominiums - Fifth Addition recorded in the Office of the Teton County, Wyoming Clerk on January 9, 2004, at Book 538, Pages 3-6: (the "Fourth Amendment"); and
- E. The Fifth Amendment and Adoption of the Declaration of Condominium, Love Ridge Condominiums - Sixth Addition recorded in the Office of the Teton County, Wyoming Clerk on September 9, 2004, at Book 563, Pages 716-719 (the "Fifth Amendment").

WHEREAS the 2000 Amended CCRs were vacated by that Vacation of Amended and Restated Declaration of Covenants, Conditions and Restrictions for Love Ridge Lodge Homes Addition to the Town of Jackson recorded in the Office of the Teton County, Wyoming Clerk on December 7, 2006 in Book 646, pages 889-890 as Document No. 0690956 (the "Vacation of CCRs");

WHEREAS upon recordation of the Vacation of CCRs, the Love Ridge Homes Condominiums became subject to the Condominium Declaration and the five amendments thereto, along with the Association's Articles of Incorporation and Bylaws;

WHEREAS Article XI of the Condominium Declaration provides that the Covenants may be changed, modified, or rescinded by an instrument in writing setting forth such change, modification, or rescission signed and acknowledged by the members of the Board, and the Owners having at least fifty-one percent (51%) of the total vote (75% to amend Article X), and containing an affidavit by an officer of the Board certifying that a copy of the change, modification, or rescission has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than ten (10) days prior to the date of such affidavit. The change, modification or rescission shall be effective upon filing of such instrument in the Office of the Clerk of Teton County, Wyoming, provided however that no provision in this First Amended and Restated Declaration may be changed, modified, or rescinded so as to conflict with the provisions of the Act.

WHEREAS this First Amended and Restated Declaration is intended to amend, fully restate, and replace in their entirety the Condominium Declaration, the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment.

WHEREAS the real property subject to and bound by this First Amended Declaration includes, without limitation, the property depicted in Exhibit A, as said Units are platted and recorded in the Office of the Teton County, Wyoming Clerk.

WHEREAS in accordance with the requirements of Article XI of the Original Condominium Declaration, notices of this First Amended and Restated Declaration have been sent to all mortgagees having bona fide liens of record against any Unit Ownership, as described in the attached Affidavit of Mortgagee Notification.

NOW THEREFORE, the undersigned members of the Board of Directors of the Association, along with the Owners having at least fifty-one percent (51%) of the total votes of the Love Ridge Condominiums hereby adopt this First Amended and Restated Declaration as set forth herein. The Love Ridge Condominiums shall be owned, held, sold, conveyed, leased, used, and occupied subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of promoting the general health, safety, and welfare of all Owners and protecting the value and desirability of the Love Ridge Condominiums. These Covenants shall run with the real property and be binding on all parties having any right, title, or interest in the described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I DEFINITIONS

Definitions. As used herein, the following words and terms shall have the below meanings. All capitalized terms used in this First Amended and Restated Declaration and not defined herein, shall have the meaning given to such terms in the Act, unless the context clearly indicates otherwise.

- 1.1. **Act.** The Condominium Ownership Act, Wyoming Statute § 34-20-101 *et seq.*
- 1.2. **Articles.** The Articles of Incorporation of the Association, as they may be amended from time to time.
- 1.3. **Board of Directors or Board.** The body responsible to the Members for operations of the Association, selected as provided in the Bylaws and generally serving the same role as a board of directors under the Wyoming nonprofit corporation act.
- 1.4. **Building.** Each of the structures that contain the Units, as defined below.
- 1.5. **Bylaws.** Those Bylaws adopted by the Association, as they may be amended from time to time.
- 1.6. **Condominium.** Condominium or Condominiums means each of the Love Ridge Lodge Homes Condominiums as described in this Declaration and on the Condominium Plats.
- 1.7. **Condominium Association or Association.** The Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation organized under Wyoming Statute §17-19-101 *et seq.* its successors and assigns.
- 1.8. **Condominium Plats.** The Condominium Plats refer to the following, all as recorded in the Office of the Teton County, Wyoming Clerk:

Plat No. 1021 – Love Ridge Condominiums First Addition to the Town of Jackson
Plat No. 1059 – Love Ridge Condominiums Second Addition to the Town of Jackson
Plat No. 1076 – Love Ridge Condominiums Third Addition to the Town of Jackson
Plat No. 1091 – Love Ridge Condominiums Fourth Addition to the Town of Jackson
Plat No. 1104 – Love Ridge Condominiums Fifth Addition to the Town of Jackson
Plat No. 1131 – Love Ridge Condominiums Sixth Addition to the Town of Jackson

1.9. General Common Elements. The General Common Elements as described in Section 3.1 below.

1.10. Governing Documents. The Governing Documents include the Articles of Incorporation of the Love Ridge Homes Condominium Association; the Bylaws of the Love Ridge Homes Condominium Association, as may be amended from time to time; this First Amended and Restated Declaration; and the Rules and Regulations of the Association as duly promulgated by the Board.

1.11. Limited Common Elements. Those portions of the General Common Elements as described in Section 3.2 below.

1.12. Member. All Members as defined in Section 6.2 below.

1.13. Occupant. Any person or persons in possession of a Unit, including Unit Owners, lessees, guests, agents, employees, and invitees of such person or persons.

1.14. Owner. The Owner of a Unit as identified on the most recent deed of record filed in the office of the Teton County Clerk. The term “Owner” shall not refer to any Mortgagee, as herein defined, unless such Mortgagee has acquired title pursuant to foreclosure or any proceedings in lieu of foreclosure.

1.15. Property. The property depicted in Exhibit A, as said Units are platted and recorded in the Office of the Teton County, Wyoming Clerk.

1.16. Rules and Regulations. The Rules and Regulations duly promulgated by the Board as detailed in Paragraph 6.4(c) below.

1.17. Unit or Condominium Unit. Those certain individual air spaces as designated and delineated on the Condominium Plat.

1.18. Voting Member. The Voting Member shall refer to the Owner of a Unit or, in instances where a Unit is owned by more than one person or entity, to the person voting on behalf of each Unit pursuant to the terms of the Bylaws and this First Amended and Restated Declaration.

ARTICLE II DIVISION OF UNITS

2.1. Division of Property into Separately Owned Units. The Property is divided into fifty (50) separately owned Units. Each Unit and its boundaries are designated and delineated on the Condominium Plats.

2.2. Unit Allocations. The allocations to each Unit of a percentage of undivided interest in the General Common Elements, votes in the Condominium Association, and its responsibility for a percentage of the Common Expenses are as stated in Exhibit "A".

2.3. Apportionment and Assessment of Taxes. The real estate taxes, assessments, and other charges of the State of Wyoming or other political subdivision, or any special improvement district or other taxing or assessing authority, shall be assessed against and collected on each Unit, each of which shall be carried on the tax books of the Teton County Assessor as a separate and distinct parcel for taxation purposes. The valuation of the General Common Elements shall be assessed proportionately upon each individual Unit in accordance with Exhibit "A". Appropriate written notice shall be provided to the Teton County Assessor upon request for these purposes, and such other necessary action shall be taken by the Board to tax the Units separately, including their proportionate share of the General Common Elements.

ARTICLE III GENERAL COMMON ELEMENTS; LIMITED COMMON ELEMENTS; UNITS

3.1. General Common Elements. Except as otherwise provided in this First Amended and Restated Declaration, the General Common Elements shall consist of all portions of the Property, except the Units and the Limited Common Elements. General Common Elements shall include the land located within the subdivision and the structural components of the Buildings, and all other parts of such land and the improvements thereon necessary or convenient to its existence, maintenance, and safety which are normally and reasonably in common use, including the air above such land. General Common Elements include, but are not limited to:

(a) the driveway and parking areas, the land, all stairways, elevators, halls, courtyards, lobbies and corridors, mechanical areas, and entry areas;

(b) all pipes, ducts, duct runs, flues, chutes, conduits, wires, and other utility installations to (but not at) the outlets within each Unit; and

(c) such component parts of walls, floors, ceilings, and other structures and installations as are outside of the Unit boundaries shown on the Condominium Plats. Each Owner shall own an undivided interest in the General Common Elements as a tenant in common with all the other Owners of the Property, and, except as otherwise limited in this First Amended and Restated Declaration, shall have the right to use the General Common Elements for all purposes incidental to the use and occupancy of their Unit, which right shall be appurtenant to the Unit.

3.2 Limited Common Elements. The Limited Common Elements are defined and shown on the Plats as those portions of the General 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 Condominium Unit Owners. Decks and patios are Limited Common Elements.

3.3 No Severance of Ownership. No Owners shall execute any deed, mortgage, lease or other instrument affecting title to their Unit ownership without including both their interest in the Unit and their corresponding percentage of ownership in the General Common Elements, it being the intent to prevent any severance of such combined ownership.

3.4 Easements.

(a) *Encroachments.* In the event that, by reason of (i) the construction, reconstruction, settlement or shifting of any Building; (ii) the design or construction of any Unit, any part of the General Common Elements encroaches upon any part of the Limited Common Elements, or any other Unit, or, if by reason of the design or construction of utility systems, any main pipes, ducts, or conduits serving more than one Unit encroach upon any part of any Unit, then valid easements for maintenance of such encroachment and for the use of such adjoining space shall exist for the benefit of such Unit and the General Common Elements, as the case may be, so long as all or any part of the Building containing such Unit shall remain standing. In no event shall a valid easement for any encroachment be created in favor of the Owner of any Unit if such encroachment occurred due to the willful conduct of said Owner.

(b) *Easements for Certain Utilities.* The Board may grant easements for utility purposes for the benefit of the Units and the Property. Easements may include the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, and electrical conduits and wires over, under, along, and on any portion of the General Common Elements. Each Owner hereby grants the Board an irrevocable power of attorney to execute, acknowledge, and record, for and in the name of such Owner, such instruments as may be necessary to effectuate the foregoing.

(c) *Easements Through Walls Within Units.* Easements are hereby declared and granted to install, lay, maintain, repair, and replace any pipes, wires, ducts, conduits, public utility lines or structural components running through the walls of the Units, whether or not such walls lie in whole or in part within the Unit boundaries.

(d) *Easements to Run with Land.* All easements and rights described herein are easements appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on the Association, its successors and assigns, and any Owner, purchaser, mortgagee and other person having an interest in the Property or any part or portion thereof.

**ARTICLE IV
USE OF THE PROPERTY**

4.1. Compliance with Declaration, Bylaws and Rules and Regulations. Each Unit Owner and Occupant shall comply with all Governing Documents. Failure to comply shall be grounds for an action by the Condominium Association, an aggrieved Unit Owner, or any person adversely affected, for enforcement as set forth in Section 13.1 of this First Amended and Restated Declaration.

4.2. Use of General Common Elements.

(a) *Regulation by Board.* No person shall use the General Common Elements or any part thereof in any manner contrary to or not in accordance with this First Amended and Restated Declaration and the Rules and Regulations as may be adopted by the Board.

(b) *Maintenance, Repairs, Alterations, and Improvements.* Except as otherwise, provided herein, the maintenance, repair, alteration, replacement, and improvement of the General Common Elements shall be the responsibility of the Association. The Association may delegate all or any portions of this authority to discharge such responsibility to a manager or managing agent.

(c) *Use of General Common Elements.* Subject to the Rules and Regulations promulgated by the Board, all Owners may use the General Common Elements in such manner as will not restrict, interfere with, or impede the use thereof by the other Owners.

(d) *Multi Use Parking Areas; Parking Spaces.* All parking areas as shown on the Condominium Plats shall constitute General Common Elements. The parking spaces in each Building in which the Units are situated shall be designated for use by the Occupants of the Units in that Building. Each Unit used for residential and residential rental purposes will be assigned two (2) parking spaces by the Association. The Board may, from time to time, change the assignment and establish rules concerning the use of the parking areas.

4.3. Use Restriction. Units shall be occupied and used by Unit Owners and Occupants for residential and residential rental purposes only or such other uses permitted by applicable zoning ordinances. Units 275, 285, 295, 305, 315, 325, 335, 345, 355 and 365 are Management Units and may be used for residential maintenance, support, storage, and housekeeping purposes only.

4.4. Activities within Units. No rule shall interfere with allowed activities carried on within the confines of the Units. Notwithstanding, the Association may restrict or prohibit any activities in Units that create monetary costs for the Association or other Owners, that create a danger to the health or safety of Occupants of other Units, that generate excessive noise or traffic, that create unsightly conditions visible outside a Unit, or that create an unreasonable source of annoyance as reasonably determined by the Board.

4.5. Unsightliness. The General and Limited Common Elements, including parking spaces, hallways, stairs, decking, walkways, stairways, landings, and patios, shall be kept in a neat

and orderly fashion at all times. No exterior area may be used for any storage, including storage of recreational equipment.

4.6. Actions Affecting Cost and Coverage. Nothing shall be done to or kept in any Unit or the General Common Elements that will increase any rate of insurance maintained with respect to the Condominium without the prior written consent of the Board. No Unit Owner or Occupant shall permit anything to be done to or kept in their Unit or the General Common Elements that will result in the cancellation of insurance maintained with respect to the Condominium, or that would be in violation of any law, or that will result in the commitment of waste (damage, abuse, or destruction) to, in or on their Unit or the General Common Elements.

4.7. Alterations of the General Common Elements. No Unit Owner or Occupant shall alter, construct anything upon, or remove anything from, the General Common Elements, or paint, decorate, landscape or adorn any portion of the General or Limited Common Elements, without the prior written consent of the Board.

4.8. Nuisances. No noxious or offensive activity shall be carried on in any Unit or in the General Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become any annoyance or nuisance to the other Owners or Occupants.

4.9. Impairment of Structural Integrity of Building. Nothing shall be done in any Unit or in, on, or to the General Common Elements which will impair the structural integrity of the Buildings, or which would structurally change the Buildings except as is otherwise provided herein.

4.10 Gas Fireplaces. Gas fireplaces and manufactured fireplaces must meet EPA standards and any other standards set forth in the Rules and Regulations. If deemed necessary by the Board, Owners may be required to place timers on gas fireplaces to prevent excess heat buildup in attic spaces which can lead to ice dams, roof damage, and leaks.

4.11. Wood and Pellet Burning Stoves. Wood and pellet burning stoves are prohibited.

4.12. Gas Grills. The use of gas grills and firepits by Owners shall be governed by the Rules and Regulations. Renters may not use gas grills or firepits.

4.13. Pets. Pets are prohibited on the Property, except as may be provided by the Rules and Regulations.

4.14. Utilities. Although it is intended that all utility services for each Unit be separately metered, in the event utilities are shared by more than one Unit, the Association shall pay the utility charges and pro-rate them against the applicable Units. Such payment may be collected by the Association as assessments under Article VII.

4.15. Restrictions, Conditions and Covenants to Run with Land. Each Unit Owner and Occupant shall be subject to all restrictions, conditions and covenants of this First Amended and Restated Declaration, and all such restrictions, conditions and covenants shall be deemed to

be covenants running with the land and shall bind every person having any interest in the Property and shall inure to the benefit of every Unit Owner.

ARTICLE V MAINTENANCE AND REPAIR

5.1 Obligations of the Association. The Association shall be responsible for the maintenance, repair, and replacement of all General and Limited Common Elements including but not limited to:

- (a) The General and Limited Common Elements;
- (b) The structure of Buildings up to the boundary of the drywall for each Unit (with the interior drywall of the Units being the obligation of Owners);
- (c) Conduits, ducts, plumbing, electric wiring, and other facilities for the furnishing of utility services which may be located within a Unit's boundaries, but which serve more than one Unit;
- (d) Utility and service facilities and lines that are used in common, including but not limited to electric and plumbing lines and infrastructure, as well as water and sewer lines up to the connection point at the boundary of each Unit;
- (e) Landscaping and irrigation systems;
- (f) Walks, drives and snow melt systems;
- (g) Parking areas;
- (h) Fire protection devices and systems;
- (i) The staining and repair of all decks; and
- (j) Other exterior and interior improvements on the Property which are not part of, or appurtenant to, a Unit. Water heaters and heating, ventilation, and air-conditioning (HVAC) systems which are used for individual Units but located outside the boundary of the Unit are not the obligation of the Association.

Owners shall provide access to the Association for repair or replacements of the General or Limited Common Areas that may require access through the Units.

5.2. Obligations of Owners. The responsibility of each Owner shall be as follows:

- (a) to maintain, repair, and replace at their expense all interior portions of their Unit. This includes, but is not limited to, all drywall; internal installations of such Unit; personal items; furniture; appliances; cabinets; kitchen or bath fixtures; flooring and floor coverings; interior wall surfaces; interior ceilings; windows and doors; electric and plumbing lines at such point as they enter the Unit; plumbing fixtures within the Unit or that only serve the individual

Unit; interior electrical and heating systems; interior lighting; air conditioning fixtures or installations; and any portion of any other utility service facilities located within the Unit boundaries that serve only that particular Unit. These obligations shall extend to the contents of each Unit's storage closet, and to appurtenances to the Unit located outside of the Unit including water heaters and heating, ventilation, and air-conditioning (HVAC) systems dedicated to the use of the Unit;

(b) to maintain, repair, and replace at their expense any exclusive use area licensed, granted or otherwise assigned to such Owner. Each Owner shall be responsible for the appearance of all patios, balconies (except deck staining and repair, as noted above), windows, doors, and of all associated fixtures therein or which are appurtenances to the Unit. The foregoing includes, without limitation, responsibility for all breakage, damage, malfunctions, and ordinary wear and tear of such appurtenances. Owners shall keep stairways and landings free of obstructions;

(c) to perform the Owner's responsibilities in such a manner as not to unreasonably disturb other Owners or Occupants;

(d) not to paint or otherwise decorate or change the appearance of any portion of the Building not within the walls of the Unit, or to make any alterations that are visible from the exterior of the Buildings, without the advance, written consent of the Board. Window and door replacements that are visible from the exterior of the Unit must be approved in advance by the Board to ensure consistency between Units and to maintain the overall appearance of the Buildings;

(e) to promptly report to the Board or its agent any defect or need for repairs, the responsibility for the remedying of which is with the Board; and

(f) not to make any alterations in the portions of the Unit or the Building or to the General Common Elements which are to be maintained by the Board or remove any portion thereof or make any additions thereto or do anything in the interior of a Unit which would or might jeopardize or impair the safety or soundness of the Building without first obtaining the written consent of the Board. No Owner shall impair any easement without first obtaining the written consent of the Board and of the Owner or Owners for whose benefit such easements exist. No Owner shall undertake any tree trimming without prior, written approval of the Board.

5.3. Repairs to General Common Elements Necessitated by Owner's Acts. Each Owner agrees to maintain, repair, and replace at their sole expense all portions of the General Common Elements or Limited Common Elements which may be damaged or destroyed by reason any act, omission, or negligence, of an Owner or Occupant, or by the act, omission, or negligence of any invitee, licensee, or guest of such Owner or Occupant. If the repairs or replacement required under forth in this Section 5.3 are not timely completed by the Owner, the Board may complete the actions needed and assess the full amount of such maintenance, repair, or replacement against such Owner and their Unit as a Special Assessment.

ARTICLE VI THE ASSOCIATION

6.1. Function of Association. The Association shall be the entity responsible for the management, maintenance, operation, and control of the General Common Elements, the Limited Common Elements as provided herein, and for ensuring that the Condominium is administered in accordance with the provisions of the Act and the Governing Documents. The Association is responsible for enforcement of the Governing Documents and shall perform its functions in accordance with the Governing Documents and the laws of the State of Wyoming.

6.2. Membership. All Owners of Units, by virtue of their purchase of a Unit or the acceptance of a deed therefor, shall be Members of the Association.

6.3. Voting Rights. The total number of votes shall be one hundred (100), and each Unit shall be entitled to the number of Association Votes as set forth in Exhibit "A" of the Declaration. If there is more than one person or entity owning a Unit, the vote for said Unit shall be determined by its Owners, and the vote shall be submitted by the designated Voting Member as agreed upon by the Owners. In the event of a dispute among co-Owners, the Board shall have the right to disqualify such vote on an issue unless or until the co-Owners of such Unit have reached agreement.

6.4. Meetings. The Board shall conduct an annual meeting of Members and may conduct additional Member meetings as it deems necessary. The Board shall set the date, time, and location of the Annual Meeting and other Member meetings and make appropriate notifications of such in accordance with the Bylaws. All matters pertaining to meetings, including conduct of meetings, notices thereof, quorums, and provisions for voting in person or by proxy, shall be conducted in accordance with the Bylaws.

6.5. Authority of the Board.

(a) The Board shall have the full power and authority to manage the business and affairs of the Association in accordance with the Governing Documents and all applicable law.

(b) The Board shall be responsible for the enforcement and administration of this First Amended and Restated Declaration, the Rules and Regulations, and other covenants for which the Board is legally responsible. The Board has the authority to contract with a property management company, and/or contractors to provide any services related to the Property.

(c) The Board shall have the power to adopt, publish, and enforce Rules and Regulations governing: (i) the use of the General and Limited Common Elements and facilities; (ii) the personal conduct of the Owners and Occupants and their guests thereon; (iii) the maintenance, conservation, and beautification of the Property; (iv) maintenance and replacement obligations for improvements and fixtures that are the obligation of Unit Owners, but which may impact the health, safety and welfare of other Owners and Occupants, or which may impact the General Common Elements (e.g. requirements that water heaters be replaced at certain intervals to prevent against leaks; cleaning of dryer vents to protect against fire; and further regulation of gas fireplaces to prevent overheating of attic spaces, roof damage, and leaks); and (v) the general

health, comfort, safety, and welfare of the Owners and Occupants of the Property. Written notice of all Rules and Regulations shall be given to all Owners, and the Property shall at all times be maintained subject to such Rules and Regulations. Such Rules and Regulations may be amended, deleted, or altered by a majority of the votes of the Voting Members present at a Regular Meeting or properly noticed Special Meeting duly called and noticed for that purpose at which a quorum is present. The Board shall have the power and authority to establish penalties – including fines – for the infraction thereof. Any fines shall be imposed only in accordance with a fine policy and schedule duly adopted by the Board and consistent with this First Amended and Restated Declaration.

6.6. Duties of the Board. The Board, for the benefit of the Owners, shall be responsible for the following, the costs of which shall be paid for out of the funds of the Association.

(a) *Services for the General Common Elements.* Waste removal, electric, gas and other necessary utility service for the General Common Elements.

(b) *Insurance.* Obtaining and keeping in full force and effect insurance policies as set forth in Article VIII below.

(c) *Maintenance of the Property.*

(1) Landscaping, tree-trimming, tree removal, gardening, and replacement of trees and plants when necessary, snow removal, painting, cleaning, maintenance, decorating, repair and replacement of the General Common Elements, and such furnishings and equipment for the General Common Elements as the Board shall determine are necessary and proper, and which the Board shall have the exclusive right and duty to acquire.

(2) Purchasing or procuring any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations or assessments which the Board is required to secure or pay for pursuant to the terms of this First Amended and Restated Declaration or by law, or which in its opinion shall be necessary or proper for the maintenance and operation of the Property as a first-class condominium Building or for the enforcement of these restrictions.

(d) *Maintenance of Individual Units.* Maintenance and repair of any Unit if such maintenance or repair is necessary, in the discretion of the Board, to protect the General or Limited Common Elements or any other portion of the Building, and an Owner of any Unit has failed or refused to perform said maintenance or repair within a reasonable time after written notice delivered by the Board. Alternatively, the Board may charge such Owner for the cost of said maintenance or repair, which charges shall be treated as an assessment against the Unit.

(e) *Right of Inspection.* The Board or its agents may enter any Unit when necessary in connection with any maintenance or construction for which the Board is responsible. Such entry shall be made with as little inconvenience to the Owners as practicable, and any damage caused thereby shall be repaired by the Board at the expense of the Association.

(f) *Execution of Contracts; Payments.* All agreements, contracts, deeds, leases, loans, and vouchers for payment of expenditures and other instruments shall be signed by the

President or Treasurer, or such other officer or officers, agent, or agents of the Board as may be approved by the Board in writing.

6.7. Liability of the Board; Indemnification of Directors and Officers. The members of the Board shall not be liable to any party for any action or inaction with respect to the provisions of this First Amended and Restated Declaration or the Governing Documents, provided that the Board member has acted in good faith. The Unit Owners and the Association shall indemnify and hold harmless each member of the Board against all liability to others as further set forth in the Association's Bylaws, and it is intended that the members of the Board shall have no personal liability with respect to any contract or any other action made by them in good faith on behalf of the Association. Nothing in this First Amended and Restated Declaration shall be construed to impose a contractual liability upon the Board for maintenance, repair, and replacement.

ARTICLE VII. ASSOCIATION FINANCES; OWNER ASSESSMENTS

7.1. Preparation of Estimated Budget. On or before the Annual Meeting each year, the Board shall prepare a proposed annual budget for all costs anticipated for the following year to be presented to the Members for approval at the Annual Meeting. The Board shall present the proposed annual budget to the Members, and the budget shall be approved upon a majority of the votes of the Voting Members in attendance at the Annual Meeting in person (as defined in the Bylaws) or by proxy. The Board shall build up and maintain a reasonable reserve for contingencies and replacements. If expenses exceed the income in any year, the Board may elect to use all or a portion of the reserves to make up the shortfall. In addition, on or before the date of the Annual Meeting of each calendar year, the Board shall supply to all Owners an itemized accounting of the expenses for the preceding calendar year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimates provided and showing the net amount over or short of the actual expenditures plus reserves.

7.2. Regular Assessments. Owners shall be assessed Regular Assessments in accordance with the annual, approved budget, according to each Owner's percentage of ownership in the General Common Elements as set forth in Exhibit "A." Each Owner shall be obligated to pay its Regular Assessment to the Association each month, or at such other time interval as the Board may direct (e.g., quarterly or annually). The Board may also approve an additional Regular Assessment not to exceed a total of one hundred thousand dollars (\$100,000.00) (i.e. not to exceed two thousand, four hundred dollars (\$2,400.00) per Unit and two thousand, four hundred dollars (\$2,400.00) in total for the all of the Management closets) in any one year to make up for a budget shortfall or to address unanticipated expenses in that calendar year. Said additional assessment does not require approval of the Members. In the event such additional Regular Assessment is deemed necessary, no less than thirty (30) days' notice will be provided to Owners.

7.3. Special Assessments. Should additional funds in excess of one hundred thousand dollars (\$100,000.00), as detailed in paragraph 7.2 above, be needed for any unanticipated repair or replacement, a capital improvement, or for other emergency or unanticipated costs, the Board may propose a Special Assessment. The Special Assessment may be considered at the Annual Meeting, or at a Special Meeting of the Members, at which a vote shall be taken as to whether to

approve the Special Assessment. Such a meeting shall be duly noticed in accordance with the Bylaws and shall include the purpose and amount of the Special Assessment. Approval of the Special Assessment shall require the approval of a majority of the votes of the Voting Members voting at the meeting in person or by proxy, or, in lieu of a meeting, by a majority of the votes of all Voting Members by written vote submitted via US or electronic mail in accordance with the Bylaws. Special Assessments shall be paid by Owners pursuant to a schedule approved by the Board. Where Special Assessments are being levied in accordance with the provisions of Article IX related to the damage or destruction of the Property, the requirements of Article IX shall apply.

7.4. Notice of Assessments. The Board shall serve notice of any assessment on all Owners by a statement in writing giving the amount and reasons therefor and shall become effective with the monthly payment of Regular Assessments or at any other interval as determined by the Board.

7.5. Obligation of Owners to Pay Assessments; Fines. It shall be the duty of Unit Owners to pay all Regular Assessments and Special Assessments, which proportionate share will be in the same ratio as the Unit Owner's percentage of ownership in the General Common Elements as set forth in Exhibit "A" (unless a Special Assessment is levied against a single Owner in accordance with the provisions set forth in this First Amended and Restated Declaration). Owners are also obligated to pay any fines levied in accordance with a duly promulgated fine policy. All Assessments and fines will be deemed delinquent if not paid by the due date.

7.6. Remedies for Failure to Pay Assessments. The amount of any delinquent and unpaid Regular Assessments, Special Assessments, or fines, along with interest, costs and fees as above provided, shall be and become a lien or charge against the Unit of the Owner involved when payable, and may be foreclosed by an action brought by the Board as in the case of foreclosure of liens against real estate. The Association may, but is not required to, record a lien in the Office of the Teton County Clerk. If any Owner is in default in the payment of the aforesaid charges or assessments for thirty (30) days following the due date, the Board may bring suit to enforce collection thereof or to foreclose the lien as hereinafter provided; and there shall be added to the amount due, the costs of said suit, together with interest at eighteen percent (18%) per annum and reasonable attorney's fees. In the event of a foreclosure sale, the Board shall have the power to bid on the interest so foreclosed at foreclosure sale, and to acquire and hold, lease, mortgage, and convey the same. Any encumbrancer may request in writing a written statement from the Board setting forth the unpaid assessments with respect to the Unit covered by the encumbrance. Any encumbrancer holding a lien on a Unit may pay any unpaid common expenses payable with respect to such Unit and upon such payment such encumbrancer shall have a lien on such Unit for the amounts paid at the same rank as the lien of their encumbrance.

7.7. Failure to Prepare Annual Budget. The failure or delay of the Board to prepare or serve the annual or adjusted estimate on the Owner shall not constitute a waiver or release in any manner of such Owner's obligation to pay assessments as herein provided. The Owner shall continue to pay the monthly assessments at the then-existing monthly rate established for the previous period until a new budget is presented by the Board and approved by the Members.

7.8. Status of Funds Collected by Board. All funds collected hereunder as Regular Assessments, Special Assessments, and fines shall be held and expended solely for the purposes designated herein.

ARTICLE VIII INSURANCE

8.1. Insurance to Be Carried by the Association. The Association shall obtain and keep in full force and effect the following insurance coverage provided by responsible companies duly authorized to do business in the State of Wyoming, in a form acceptable to the Association and in compliance with law:

(a) *Fire and Casualty Insurance.* The Association shall obtain a policy or policies of insurance on all General Common Elements and all other portions of the Property for which the Association bears responsibility for maintenance, repair, and replacement in accordance with Paragraph 5.1 of this First Amended and Restated Declaration. The Board will determine the appropriate level of insurance protection based on estimated current replacement costs; identified potential risks and hazards; and the costs of casualty and liability insurance.

The Board's insurance policy shall not provide coverage for those portions of the Property for which the Owner bears responsibility for maintenance, repair, and replacement, in accordance with Article V of this Amended and Restated Declaration. Such insurance shall include fire and extended coverage, vandalism and malicious mischief, theft, and such other risks and hazards against which the Association shall deem it appropriate to provide insurance protection, but in any event such perils normally covered by the standard extended coverage and "all risk" endorsement. The Association may elect such "deductible" provisions as in the Board's opinion are consistent with good business practice. The Association is encouraged, but not required, to obtain earthquake coverage if available.

(b) *Liability Insurance.* The Association shall carry a policy of comprehensive liability insurance covering personal and bodily injury, and property damage. Liability insurance coverage shall be in such amounts and in such forms as the Board deems advisable to provide adequate protection. Coverage shall include, without limitation, all of the Common Elements and liability of the Association, its Officers, Directors, and employees arising from the ownership, operation, maintenance, administration, management, use, or occupancy of the Property, as well as liability arising out of lawsuits related to employment contracts of the Association, and shall include such other riders customarily covered with respect to similar Condominiums that are deemed appropriate by the Board.

(c) *Directors and Officers Insurance.* The Association shall carry Directors and Officers liability insurance in an amount deemed appropriate by the Board.

(d) *Additional Coverage.* The provisions of this First Amended and Restated Declaration shall not be construed to limit the power or authority of the Association to obtain and maintain additional insurance coverage beyond any insurance coverage required by this First

Amended and Restated Declaration, in such amounts and in such forms as the Board shall deem appropriate from time to time.

(e) *Review of Insurance.* The Board shall annually review the coverage and policy limits of all insurance policies for the Property and adjust the same at its discretion. Such annual review may include an appraisal of the insured portions of the Property by a representative of the insurance carrier or carriers providing the policy or policies on the Property, or such other qualified appraisers as the Association may select.

(f) *Association as Attorney-in-Fact.* Where appropriate under applicable law, each Lot Owner hereby appoints the Board as attorney-in-fact for the purpose of purchasing and maintaining such insurance, including, but not limited to: the collection and appropriate disposition of the proceeds thereof; the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose.

8.2. Insurance to Be Carried by Owners. The Association is not required to obtain or maintain any insurance with respect to or covering any personal property of Owners or any portion of the Unit for which the Owner bears responsibility for maintenance and repair as detailed in Section 5.2 of this First Amended and Restated Declaration. Every Owner, at their sole cost and expense, shall purchase and continually maintain the insurance coverages listed in sections (a) and (b) below. Upon request by the Board, or the Board's managing agent, Owners shall deliver to the Board a duplicate original of all required policies, or a duly signed and dated certificate of insurance evidencing such insurance, or such other confirmation deemed satisfactory to the Board. In the event an Owner fails to purchase and provide proof of the required personal insurance, the Board may elect to purchase additional insurance and assess the Unit for the premium, which assessment shall be subject to the terms of Section 7.6 above.

(a) *Fire and Extended Coverage Insurance.* Each Owner shall maintain fire and extended coverage insurance in an amount equal to the full replacement value, to replace all portions of the Unit for which the Owner is responsible, as set forth in Section 5.2(a) of this First Amended Declaration. The Owner shall be responsible for all costs of this coverage as well as any deductible amount. This fire and extended coverage shall cover all personal property and furniture contained in, on or around the Unit.

(b) *Comprehensive Personal Liability Insurance; All Risk Policies.* Responsibility for repair or replacement of Owner's damaged, destroyed, or lost property, including additions, alterations or improvements made to the Unit by Owner, and liability arising from death or personal injury occurring in Owner's Unit rests solely with the Owner and not the Association. Liability insurance for the Unit and any Limited Common Elements associated therewith and workman's compensation insurance covering work within the Unit or the Limited Common Elements policies to insure is the Responsibility of the Owner of each Unit. Owners who rent their Units are strongly encouraged to maintain tenant's "all-risk" property insurance.

ARTICLE IX
RESTORING DAMAGED OR DESTROYED IMPROVEMENTS

9.1 In the event of damage to or destruction of property which the Association is obligated to insure pursuant to the terms of these Covenants, the Board or its duly authorized agent shall file and adjust all insurance claims and obtain reliable and detailed estimates of the cost of repairing or restoring the Property to substantially the condition in which it existed prior to the damage, allowing for changes or improvements necessitated by changes applicable to the Building codes. For purposes of this Article IX, the Board of Directors is hereby appointed as attorney-in-fact, to deal with the Property upon its destruction, for repair or reconstruction. The Association shall receive the proceeds of any casualty insurance maintained under this Article. Repair and reconstruction of improvements as used in the succeeding subparagraphs means restoring improvements that are insured by the Association to substantially the same condition in which they existed prior to the damage, and the Association shall apportion the proceeds to the portion of the Building which have been damaged and shall determine the amount of the proceeds attributable to damage to the Common Elements and shall proceed with the repair or restoration of said damage or destruction. The Association shall timely provide notice of any casualty loss against the Property to each Owner.

9.2 Repair and/or reconstruction of the Property shall occur in accordance with the following:

(a) If the insurance proceeds are sufficient to reconstruct the damaged or destroyed Property insured by the Association, the proceeds shall be applied by the Board to such reconstruction, and the damaged property shall be promptly repaired and reconstructed. Any insurance proceeds remaining after paying the costs of repair, replacement, or reconstruction, or after such settlement as is necessary and appropriate, shall be retained by the Association and placed in a capital improvement account for the benefit of the Owners.

(b) Damaged improvements on the Property shall be repaired or reconstructed unless the Board, using reasonable judgment and in reliance upon professional estimates and advice, determines either that (i) such full repair and/or restoration is physically impossible; or (ii) available insurance proceeds are less than eighty percent (80%) of the cost of such repair and/or restoration, and at least seventy five percent (75%) of the Owners of the damaged or destroyed Units decide, within sixty (60) days after the determinations set forth in (i) and (ii) above have been made, not to repair or reconstruct. In such an instance, insurance proceeds shall be paid to the Association and distributed to the Owners of the damaged or destroyed Units in accordance with Section 9.3 below.

(c) If a decision is made to reconstruct but insurance proceeds are insufficient for the costs of repair or reconstruction, then the Board may levy, without a vote of the Owners, Special Assessments to cover the shortfall or seek other appropriate financing or funding to cover the shortfall to allow for repair or reconstruction. If, however, within ninety (90) days after said damage or destruction, the Unit Owners elect to sell the Property in accordance with Article XI of this First Amended and Restated Declaration or to withdraw the property from the provisions of

this First Amended and Restated Declaration, then such repair, restoration or reconstruction shall not be undertaken.

9.3 If, in accordance with the provisions of Section 9.2, a decision is made not to restore the damaged or destroyed improvements and insurance proceeds are released to the Association, the insurance proceeds shall be paid by the Association to the Owners of the impacted Units based on the square footage of the Units as outlined in **Exhibit A**, the insurance proceeds available, and the extent of the damage to each of the impacted Units so that any shortfall in insurance proceeds shall be shared by such Owners equally to the extent practicable. All mortgages, liens, and other charges against each Unit shall be paid out of the insurance proceeds allocated to that Unit before any proceeds are released to that Unit Owner.

ARTICLE X. CONDEMNATION

In the event of a taking by eminent domain, or by a conveyance in lieu thereof, of all or any part of the Property, the awards paid on account thereof shall be used and applied, in accordance with applicable law, with the award being divided amongst Owners consistent with each Owner's percent interest in the Property.

ARTICLE XI SALE OF THE PROPERTY

In the event of destruction or obsolescence of the Condominium or other valid reason, the Owners may, by affirmative vote of at least seventy-five percent (75%) of the total vote, at a meeting of Unit Owners duly called for such purpose, elect to sell the Property. Such action shall be binding upon all Unit Owners, and it shall thereupon become the duty of every Unit Owner to execute and deliver such instruments and to perform all acts as in manner and form may be necessary to effect such sale, provided, however, that any Unit Owner who did not vote in favor of such action and who has filed written objection thereto with the Board within twenty (20) days after the date of the meeting at which such sale was approved shall be entitled to receive from the proceeds of such sale an amount equivalent to the value of their interest, as determined by a fair appraisal, less the amount of any unpaid assessments or charges due and owing from such Unit Owner. In the absence of agreement on an appraiser, such Unit Owner and the Board may select an appraiser, and the two selected shall select a third, and the fair market value, as determined by a majority of the three so selected, shall control unless they do not agree and in that event, the fair market value shall be the average of the two closest appraisals. If either party shall fail to select an appraiser, then the one designated by the other party shall make the appraisal. ¹

ARTICLE XII AMENDMENT

This First Amended and Restated Declaration may be changed, modified, or rescinded by an instrument in writing setting forth such change, modification, or rescission, and approved via the written consent of the Owners having at least fifty-one percent (51%) of the total vote (75% to

¹ This Article XI remains unchanged from Article X in the Condominium Declaration.

amend Article XI, Sale of the Property). The amendment shall include an affidavit by an officer of the Board certifying that a copy of the change, modification, or rescission has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than ten (10) days prior to the date of such affidavit. The change, modification, or rescission shall be effective upon filing of such instrument in the Office of the Clerk of Teton County, Wyoming, provided, however, that no provision in this First Amended and Restated Declaration may be changed, modified or rescinded so as to conflict with the provisions of the Act.

ARTICLE XIII GENERAL PROVISIONS

13.1. Enforcement. In addition to those remedies for failure to pay assessments set forth in Article VI above, the Association shall have the following powers of enforcement.

(a) The Association, or any Owner, shall have the right to enforce, by any proceeding in law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of the Governing Documents. All Owners hereby consent to an injunction against them, or their guests, tenants, or invitees to terminate and restrain any violation of the Governing Documents. Any violation of this First Amended and Restated Declaration or the Rules and Regulations by a tenant, guest or invitee is the responsibility of the Owner.

(b) Any Owner who is determined by a court of competent jurisdiction or a duly appointed arbitrator to have violated these Covenants, or otherwise uses or allows a Unit to be used, developed, or neglected in violation of this First Amended and Restated Declaration or the Rules and Regulations further agrees to pay all costs incurred by the Association or other Owners in enforcement, including reasonable attorney's fees, costs, and expenses.

(c) In accordance with Article VII, Section 1(g) of the Bylaws or any amendment thereto, the Board shall have the right to levy reasonable monetary fines for the violation of any of the provisions of this First Amended and Restated Declaration or the Rules and Regulations. Imposition of fines shall be in accordance with the procedures set forth in a "Fine Policy" which policy shall afford all owners due process and an opportunity to be heard by the Board, and the amount of each fine shall be set pursuant to a "Fine Schedule" both of which shall be adopted by the Board in accordance with the Bylaws. Unpaid fines, along with any costs and fees associated with collection and reasonable attorney's fees incurred by the Board in the collection of said fines shall constitute a lien on the Owner's Lot and shall be enforced, collected, and otherwise treated in accordance with Article VII of this First Amended and Restated Declaration. The issuance of a fine does not preclude further legal action by the Board if the fine is not paid, or if the violation is ongoing or resumes. Any fine issued to a Tenant, guest or invitee is the responsibility of the Owner.

(d) Failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be considered a waiver of the right to do so thereafter.

13.2. Severability. The invalidity of any covenant, restriction, condition, limitation, provision, paragraph or clause of this First Amended and Restated Declaration, or of any part of

the same, or the application thereof to any person or circumstance, shall not impair or affect in any manner the validity, enforceability or effect of the rest of this First Amended and Restated Declaration, or the application of any such covenant, restriction, condition, limitation, provision, paragraph or clause to any other person or circumstances.

13.3. Perpetuities and Restraints on Alienation. If any of the options, privileges, covenants, or rights created by this First Amended and Restated Declaration shall be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints or alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of lives in being as of the date hereof.

13.4. Interpretation of Declaration. Whenever appropriate, singular may be read as plural, plural may be read as singular, and the masculine gender may read as the feminine or neuter gender. Compound words beginning with the prefix "here" shall refer to this entire First Amended and Restated Declaration and not merely to the part in which they appear. Provisions of this First Amended and Restated Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a first-class Condominium project.

13.5 Conflict in Governing Documents. In the event of a conflict between this First Amended and Restated Declaration or any amendment thereto and the Bylaws, Articles of Incorporation, or any Rule and Regulation, the terms of this First Amended and Restated Declaration shall govern. In the event of a conflict between the Articles of Incorporation and the Bylaws, the Articles of Incorporation shall govern.

13.6. Governing Law. This First Amended and Restated Declaration shall be governed by and construed in accordance with all laws of the State of Wyoming. Venue for any lawsuit brought under these Covenants shall lie exclusively in a Teton County, Wyoming court of competent jurisdiction.

13.7. Captions. The captions herein are only for convenience and reference and do not define, limit, or describe the scope of this First Amended and Restated Declaration, or the intent of any provision.

13.8. Exhibit A. Exhibit A attached hereto is hereby made a part hereof.

IN WITNESS WHEREOF this First Amended and Restated Declaration is signed and acknowledged by the members of the Board, and the Owners having at least fifty-one percent (51%) of the total vote. An affidavit by an officer of the Board certifying that a copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership not less than ten (10) days prior to the date of such affidavit is attached hereto as Exhibit A and made a part hereof.

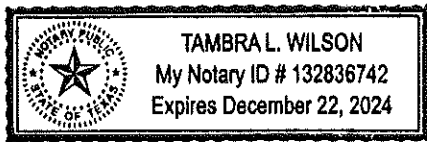
SIGNATURES ON FOLLOWING PAGE

Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation

Jenny A. Herman
By: Jenny A. Herman President

STATE OF Texas)
) ss
COUNTY OF Tarrant)

The foregoing instrument was acknowledged before me this 13 day of October, 2022, by Jenny Herman as President of Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation.



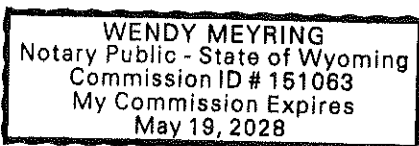
Tambra L. Wilson
Notary Public
My Commission Expires: December 22, 2024

Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation

Timothy R. Flanagan
By: TIMOTHY R. FLANAGAN, VICE PRESIDENT

STATE OF Wy)
) ss
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 19th day of October, 2022, by Timothy R. Flanagan as Vice President of Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation.



Wendy Meyring
Notary Public
My Commission Expires: May 19, 2028

Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation

Timothy W. Jones
By: Secretary/Treasurer
TIMOTHY W. JONES

STATE OF WY)
) ss
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 21st day of October, 2022, by Timothy W. Jones as Secretary/Treasurer of Love Ridge Lodge Homes Condominium Association, a Wyoming nonprofit corporation.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

Wendy Meyring
Notary Public
My Commission Expires: May 19, 2028

Exhibit A:

Unit Descriptions	Square Feet Area	Undivided Interest in General Common Elements	Association Votes	Common Expenses
271	1882 sq ft	2.44%	2.44	2.44%
272	1883 sq ft	2.44%	2.44	2.44%
273	1910 sq ft	2.44%	2.44	2.44%
274	1907 sq ft	2.44%	2.44	2.44%
275	165 sq ft	0.24%	0.24	0.24%
281	1884 sq ft	2.44%	2.44	2.44%
282	1885 sq ft	2.44%	2.44	2.44%
283	1889 sq ft	2.44%	2.44	2.44%
284	1907 sq ft	2.44%	2.44	2.44%
285	160 sq ft	0.24%	0.24	0.24%
291	1885 sq ft	2.44%	2.44	2.44%
292	1881 sq ft	2.44%	2.44	2.44%
293	1896 sq ft	2.44%	2.44	2.44%
294	1887 sq ft	2.44%	2.44	2.44%
295	176 sq ft	0.24%	0.24	0.24%
301	1858 sq ft	2.44%	2.44	2.44%
302	1863 sq ft	2.44%	2.44	2.44%
303	1896 sq ft	2.44%	2.44	2.44%
304	1890 sq ft	2.44%	2.44	2.44%
305	155 sq ft	0.24%	0.24	0.24%
311	1862 sq ft	2.44%	2.44	2.44%
312	1874 sq ft	2.44%	2.44	2.44%
313	1904 sq ft	2.44%	2.44	2.44%
314	1895 sq ft	2.44%	2.44	2.44%
315	211 sq ft	0.24%	0.24	0.24%
321	1862 sq ft	2.44%	2.44	2.44%
322	1869 sq ft	2.44%	2.44	2.44%
323	1898 sq ft	2.44%	2.44	2.44%
324	1892 sq ft	2.44%	2.44	2.44%
325	167 sq ft	0.24%	0.24	0.24%
331	1867 sq ft	2.44%	2.44	2.44%
332	1816 sq ft	2.44%	2.44	2.44%
333	1894 sq ft	2.44%	2.44	2.44%
334	1893 sq ft	2.44%	2.44	2.44%
335	188 sq ft	0.24%	0.24	0.24%
341	1864 sq ft	2.44%	2.44	2.44%
342	1809 sq ft	2.44%	2.44	2.44%
343	1891 sq ft	2.44%	2.44	2.44%
344	1890 sq ft	2.44%	2.44	2.44%
345	216 sq ft	0.24%	0.24	0.24%
351	1871 sq ft	2.44%	2.44	2.44%
352	1867 sq ft	2.44%	2.44	2.44%
353	1888 sq ft	2.44%	2.44	2.44%
354	1889 sq ft	2.44%	2.44	2.44%
355	164 sq ft	0.24%	0.24	0.24%
361	1870 sq ft	2.44%	2.44	2.44%
362	1874 sq ft	2.44%	2.44	2.44%
363	1879 sq ft	2.44%	2.44	2.44%
364	1855 sq ft	2.44%	2.44	2.44%
365	211 sq ft	0.24%	0.24	0.24%
Totals	76,989 sq ft	100%	100	100%

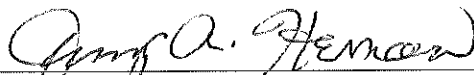
EXHIBIT A

AFFIDAVIT OF MORTGAGEE NOTICE FOR FIRST AMENDED AND RESTATED LOVE RIDGE LODGE HOMES CONDOMINIUMS DECLARATION OF CONDOMINIUM

_____, being duly sworn on his/her oath, deposes and states as follows:

- 1. Affiant is an officer of the Board of Directors of the Love Ridge Lodge Homes Condominium Association (the "Association").
- 2. This Affidavit is attached to the First Amended and Restated Love Ridge Lodge Homes Condominiums Declaration of Condominium (the "Amendment"), as required by Article XI of the original Love Ridge Lodge Homes Condominiums Declaration of Condominium recorded in the Office of the Teton County, Wyoming Clerk on July 26, 2001 as Document No. 0548130.
- 3. The Amendment has been approved, signed, and acknowledged by the members of the Board of Directors, and the Owners having at least fifty-one percent (51%) of the total vote.
- 4. A copy of the Amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership not less than ten (10) days prior to the date of this Affidavit.
- 5. Further, your Affiant sayeth naught.

Affiant knows the matters stated herein are true and makes this Affidavit in compliance with the provisions of Article XI of the original Declaration.

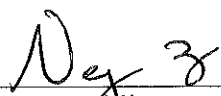


President, Board Officer

STATE OF Wy)
))
COUNTY OF Teton)) ss.

This Affidavit of Mortgagee Notice was acknowledged before me on the 10th day of November, 2022 by Jenny A. Herman in his/her capacity as Office of the Board of Directors of the Love Ridge Lodge Homes Condominium Association.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028



Notary Public
My commission expires: May 19, 2028

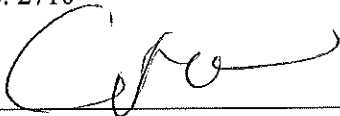
OWNER CONSENT
FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 2710, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 4th day of October, 2022.

Record Owner: FOGHORN 14 LLC

Unit #(s): 2710



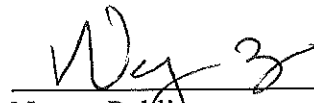
Signature - Caryn D. Flanagan, Member

STATE OF Wy)
)
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Caryn D. Flanagan.

WITNESS my hand and official seal.

WENDY MEYRING
 Notary Public - State of Wyoming
 Commission ID # 151063
 My Commission Expires
 May 19, 2028


 Notary Public
 My Commission expires: May 19, 2028

OWNER CONSENT

**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 2720, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 22nd day of September, 2022.

Record Owner: CJM PROPERTIES, LLC

Unit #(s): 2720

Chris Coulter

 Signature - Chris Coulter, Member

WENDY MEYRING
 Notary Public - State of Wyoming
 Commission ID # 151063
 My Commission Expires
 May 19, 2028

STATE OF Wy)
)
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 22 day of September 2022 by Chris Coulter.

WITNESS my hand and official seal.

Wendy Meyring

 Notary Public
 My Commission expires: May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 2730, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 4th day of October, 2022.

Record Owner: Timothy R. & Caryn D. Flanagan Revocable Trust

Unit #(s): 2730



Signature - Timothy R. Flanagan, Trustee



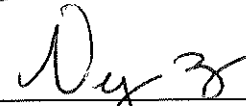
Signature - Caryn D. Flanagan, Trustee

STATE OF Wy)

COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Timothy R. Flanagan and Caryn D. Flanagan.

WITNESS my hand and official seal.



Notary Public
My Commission expires: May 19, 2028

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.


The undersigned, owner of Unit 2740, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 6 day of October, 2022.

Record Owner: Gino V. & Donna K. Birbiglia

Unit #(s): 2740


Signature - Gino V. Birbiglia, Owner



Signature - Donna K. Birbiglia, Owner

STATE OF WY)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 6th day of October, 2022 by Gino V. Birbiglia and Donna K. Birbiglia.

WITNESS my hand and official seal.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028


Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT
**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 2820, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 5th day of October, 2022.

Record Owner: Walter R. & Susanna H. Bird Co-Trustees

Unit #(s): 2820

Walter R. Bird
Signature - Walter R. Bird, Trustee

Susanna Bird
Signature - Susanna H. Bird, Trustee

STATE OF Wy)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 5th day of October, 2022 by Walter R. Bird and Susanna Bird.

WITNESS my hand and official seal.

Wendy Meyring
Notary Public
My Commission expires: May 19, 2028

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

OWNER CONSENT

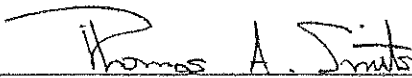
FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 2830, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 28th day of September, 2022.

Record Owner: Glenn Edward Sugden Living Trust

Unit #(s): 2830



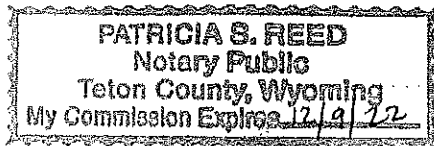
Signature - ~~Glenn Edward Sugden~~, Trustee

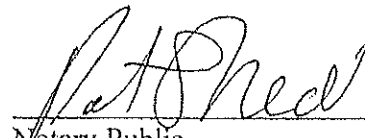
Thomas A. Smits

STATE OF Wyoming)
))
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 28th day of September 2022 by Thomas A. Smits

WITNESS my hand and official seal.





Notary Public
My Commission expires: 12/9/22

OWNER CONSENT

**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 3010, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 23 day of SEPTEMBER, 2022.

Record Owner: Finally R Ridge, LLC

Unit #(s): 3010



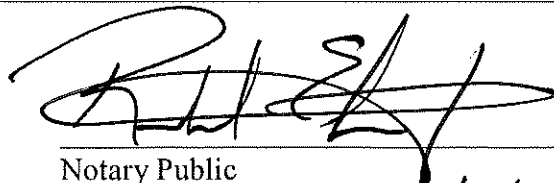
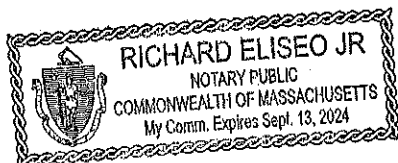
Signature - Michael McCann, Member

STATE OF Massachusetts)

COUNTY OF Middlesex)

The foregoing instrument was acknowledged before me this 23 day of September 2022 by Michael McCann

WITNESS my hand and official seal.



Notary Public

My Commission expires September 13, 2024

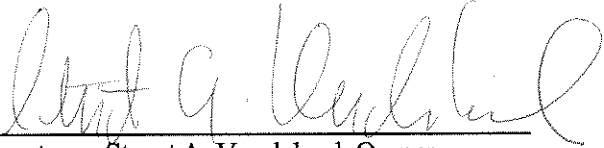
OWNER CONSENT
FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3020, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 28 day of SEPTEMBER, 2022.

Record Owner: Stuart A. Vendeland

Unit #(s): 3020

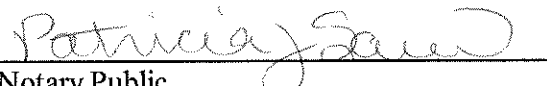

Signature - Stuart A. Vendeland, Owner

STATE OF Arizona)
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me this 28 day of Sept., 2022 by Patricia J. Sand.

WITNESS my hand and official seal.




Notary Public
My Commission expires: 8-22-2025

OWNER CONSENT

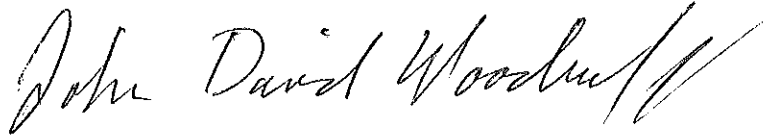
**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 3110, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

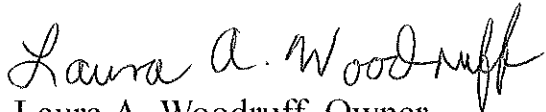
DATED this 22 day of September, 2022.

Record Owner: John David & Laura A. Woodruff

Unit #(s): 3110



Signature – John David Woodruff, Owner



Signature – Laura A. Woodruff, Owner

STATE OF Wy)
)
COUNTY OF Teton)

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

The foregoing instrument was acknowledged before me this 22 day of September
2022 by John David Woodruff and Laura A Woodruff

WITNESS my hand and official seal.

Notary Public
My Commission expires:

Wyg 3
May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3130, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 20th day of OCTOBER, 2022.

Record Owner: GJ, LLC

Unit #(s): 3130



Signature – Chris Flanagan, Manager

STATE OF Wy)
)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 20th day of October, 2022 by Chris Flanagan

WITNESS my hand and official seal.



Notary Public
My Commission expires: May 19, 2028

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

OWNER CONSENT


**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 3140, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 13 day of October, 2022.

Record Owner: Keusayan Separate Property Trust

Unit #(s): 3140



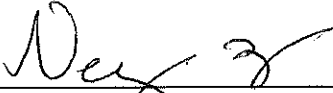
Signature – Sergio A. Keusayan, Trustee

STATE OF Wy)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 13th day of October, 2022 by Sergio Keusayan.

WITNESS my hand and official seal.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028



Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT
**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 3210, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums

DATED this 4 day of October, 2022

Record Owner: Sheila Elaine McMillian Revocable Trust
Unit #(s) 3210



Signature - Sheila Elaine McMillian, Trustee

STATE OF WY)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Sheila Elaine McMillian

WITNESS my hand and official seal

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028


Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3230, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

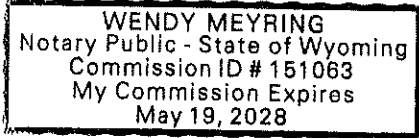
DATED this 22ND day of SEPTEMBER, 2022.

Record Owner: Jones Main Street LLC

Unit #(s): 3230

Timothy Jones

 Signature – Timothy Jones, Member



STATE OF Wy)
)
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 22 day of September 2022 by Timothy Jones.

WITNESS my hand and official seal.

Wendy

 Notary Public
 My Commission expires: May 19, 2028

OWNER CONSENT
FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3240, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 13 day of October, 2022.

Record Owner: Snow King 3240 LLC

Unit #(s): 3240

[Handwritten Signature]

Signature - Deirdre Griffith, Member

STATE OF Wyoming)
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 13th day of October 2022 by Deirdre Griffith

WITNESS my hand and official seal.

[Handwritten Signature]
 Notary Public
 My Commission expires: June 16th, 2024



OWNER CONSENT

**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 3320, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 22 day of September, 2022.

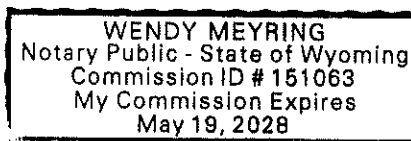
Record Owner: Dale N. & Cynthia B. Woodling

Unit #(s): 3320

Dale N. Woodling
Signature – Dale N. Woodling, Owner

Cynthia B. Woodling
Signature – Cynthia B. Woodling, Owner

STATE OF Wy)
)
COUNTY OF Teton)



The foregoing instrument was acknowledged before me this 22 day of September 2022 by Dale N. Woodling and Cynthia B. Woodling.

WITNESS my hand and official seal.

Wendy Z
Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3340, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 23 day of September, 2022.

Record Owner: Karen Keusayan Trust

Unit #(s): 3340

Karen Keusayan, trustee
Signature – Karen Keusayan, Trustee

STATE OF WY)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 23 day of September 2022 by Karen Keusayan.

WITNESS my hand and official seal.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

Wendy Meyring
Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3410, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 22 day of September, 2022.

Record Owner: Cardis Living Trust

Unit #(s): 3410

Signature - John Cardis, Trustee

STATE OF Wy)
COUNTY OF Teton)

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

The foregoing instrument was acknowledged before me this 22 day of September 2022 by John Cardis

WITNESS my hand and official seal.

Notary Public

Wendy Meyring
May 19, 2028

OWNER CONSENT
FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3420, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 4 day of OCTOBER, 2022.

Record Owner: Daniel M. Nyhan & Margaret A. Lynch - Trustees

Unit #(s): 3430

Daniel M. Nyhan
Signature - Daniel M. Nyhan, Trustee

Margaret A. Lynch
Signature - Margaret A. Lynch, Trustee

STATE OF Wy)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Daniel M. Nyhan and Margaret A. Lynch Nyhan.

WITNESS my hand and official seal.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

Wendy Meyring
Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

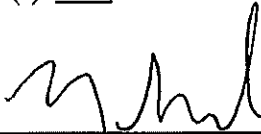
**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 3430, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 23 day of September, 2022.

Record Owner: Richard Morgan & Lindsay Elizabeth Sword

Unit #(s): 3430



Signature - Richard Morgan Sword, Owner



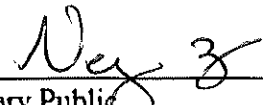
Signature - Lindsay Elizabeth Sword, Owner

STATE OF Wy)
)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 23 day of September 2022 by Richard Morgan Sword and Lindsay Elizabeth Sword

WITNESS my hand and official seal.

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028



Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

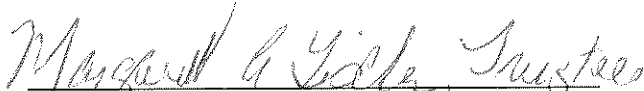
**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

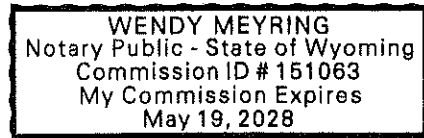
The undersigned, owner of Unit 3540, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 22 day of September, 2022.

Record Owner: Margaret A. Fischer Revocable Trust

Unit #(s): 3540

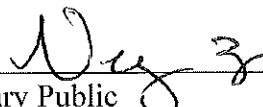

Signature – Margaret A. Fischer, Trustee



STATE OF Wy)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 22 day of September
2022 by Margaret A. Fischer.

WITNESS my hand and official seal.


Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3620, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 22nd day of September, 2022.

Record Owner: Michael L. & Jenny A. Herman

Unit #(s): 3620

Michael L. Herman
Signature – Michael L. Herman, Owner

Jenny A. Herman
Signature – Jenny A. Herman, Owner

STATE OF Wy)
COUNTY OF Teton)

WENDY MEYRING
Notary Public - State of Wyoming
Commission ID # 151063
My Commission Expires
May 19, 2028

The foregoing instrument was acknowledged before me this 22 day of September 2022 by Michael L. Herman and Jenny A. Herman.

WITNESS my hand and official seal.

Wendy Meyring
Notary Public
My Commission expires: May 19, 2028

OWNER CONSENT

FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.

The undersigned, owner of Unit 3630, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 29 day of SEPTEMBER, 2022.

Record Owner: Jon V. Jaqua Revocable Trust, UAD August 16, 2016

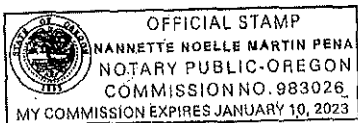
Unit #(s): 3630

Jon V. Jaqua, trustee
Signature - Jon V. Jaqua, Trustee

STATE OF Oregon)
COUNTY OF Lane)

The foregoing instrument was acknowledged before me this 29th day of September 2022 by Jon Jaqua

WITNESS my hand and official seal.



Nannette Martin Pena
Notary Public
My Commission expires: 1/10/23

OWNER CONSENT


**FIRST AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LOVE RIDGE LODGE HOMES CONDOMINIUMS.**

The undersigned, owner of Unit 2750, 2850, 2950, 3050, 3150, 3250, 3350, 3450, 3550, 3650, Love Ridge Lodge Homes Condominiums, Teton County, Wyoming hereby consents to and approves the First Amended and Restated Declaration of Condominium for Love Ridge Lodge Homes Condominiums.

DATED this 11TH day of October, 2022.

Record Owner: Jackson Hole Acquisition Group, LLC, a Delaware limited liability company
By: Jackson Hole Acquisition Manager, LLC, a Delaware limited liability company as Manager
By KDG Capital, LLC, a Florida limited liability company, as Manager

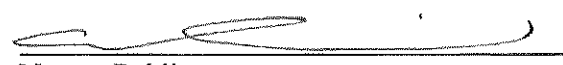
Unit #(s): 2750, 2850, 2950, 3050, 3150, 3250, 3350, 3450, 3550, 3650


By: _____
Name: Dr. Kiran C. Patel
Title: Manager

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 11TH day of October, 2022 by KIRAN C. PATEL.

WITNESS my hand and official seal.


Notary Public
My Commission expires: 03/07/24

