

AMENDED AND RESTATED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HARVEST DANCE TOWNHOUSES
SPRING CREEK RANCH

This Amended and Restated Declaration is made by not less than seventy five percent (75%) of the Owners of Townhouses within Harvest Dance Lodges subdivision per Plat Nos. 593, 601, and 667 as filed in the office of the Teton County Clerk in Jackson, Wyoming.

This Amended and Restated Declaration supersedes and replaces in its entirety those covenants filed on August 21, 1985 in Book 170, Pages 327-342, March 5, 1986 in Book 175, Pages 468-484, and August 1, 1989 in Book 213, Pages 1081-1093.

WHEREAS, the Townhouses Owners desire to amend the covenants with respect to ownership of the Site Common Area.

NOW THEREFORE, the Harvest Dance Lodges Townhouses Owners hereby declare that all of the Townhouses within Harvest Dance Lodges subdivision per Plat Nos. 593, 601, and 667 shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following provisions, covenants, conditions and restrictions, all of which are for the purpose of preserving and maintaining the natural character and value of the property and Townhouses. This Amended And Restated Declaration shall run with the property and Townhouses thereof, and shall be binding on all parties having or acquiring any legal or equitable interest in or to the property and Townhouses, and shall inure to the benefit of all of the owners of the property and Townhouses or any part thereof.

Each Owner of a Townhouse in the Harvest Dance Plat Nos. 593, 601 and 667, Spring Creek Ranch, Teton County, Wyoming, shall own an equal undivided fractional interest in the Site Common Area.

Said equal undivided fractional interest in the Site Common Area shall be conveyed with an Owner's respective Townhouse. Each Townhouse and the undivided interest in the Site Common Area appurtenant thereto shall continue to be a separate tax parcel and subject to separate assessment and taxation. A Townhouse may be held and owned in any real property tenancy relationship recognized under the laws of the State of Wyoming

This Amended And Restated Declaration may be amended by not less than sixty percent (60%) of the Townhouse Owners in the Harvest Dance Plats Nos. 593, 601 and 667.

DATED this 28 day of March, 2017.

Spring Creek Homeowner's Association,
a Wyoming non-profit corporation:

Robert Pisano, President

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 28 day of March, 2017 by Robert Pisano as President of Spring Creek Homeowner's Association.

WITNESS my hand and official seal.

K. Davis
Notary Public

My Commission expires: 6/5/18

