

AMENDED AND RESTATED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SPIRIT 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 Spirit Dance Lodges subdivision per Plat No. 510 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 April 13, 1999 in Book 374, Pages 896-935 and March 2, 1982 in Book 123, Pages 399-409.

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

NOW THEREFORE, the Spirit Dance Lodges Townhouses Owners hereby declare that all of the Townhouses within Spirit Dance Lodges subdivision per Plat No. 510 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.

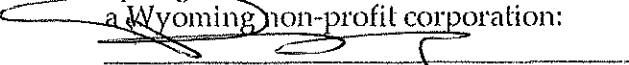
Section 1, Ownership In Site Common Area. Each Owner of a Townhouse in the Spirit Dance Plat No. 510, Spring Creek Ranch, Teton County, Wyoming, shall own an equal undivided fractional interest in the Site Common Area. Said equal undivided fractional interest in the Site Common Area shall be conveyed 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.

Section 2, Limited Common Area. "Limited Common Area" shall refer to that portion of the Site Common Area consisting of decks, balconies, patios, terraces, and like facilities or areas attached to and appurtenant to a Townhouse and defined in Plat No. 510. Limited Common Area shall be for the exclusive use of the Townhouse to which it is appurtenant, and each Townhouse shall have appurtenant thereto an exclusive easement for the use of its Limited Common Area subject to non-exclusive easements in favor of Declarant, the Association and all Townhouses for emergency ingress and egress and for maintenance and repair.

Section 3, Amendments. This Amended And Restated Declaration may be amended by not less than sixty percent (60%) of the Townhouse Owners in the Spirit Dance Plat No. 510.

DATED this 28th 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.



Notary Public

My Commission expires: 6/5/18

