



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

### Town of Jackson

- ☒ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

### Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Housing Department

### Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☒ Clerk and Recorder
- ☐ Road and Levee

### State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

### Federal Agencies

- ☐ Army Corp of Engineers

### Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

### Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: September 24, 2021	<b>REQUESTS:</b>  The applicant is submitting a request for a partial vacation from a plat for the property located at 55 Virginian Lane #55-1, legally known as UNIT 55-1, VIRGINIAN VILLAGE CONDOS, PIDN: 22-41-16-33-2-09-001 For questions, please call Katelyn Page at (307) 733-0440 x 1302 or email to the address shown below. Thank you.
Item #: P21-250	
Planner: Katelyn Page  Phone: 733-0440 ext. 1302  Email: kpage@jacksonwy.gov	
<b>Owner:</b> Griffin Post PO Box 926 Wilson, WY 83014  <b>Applicant:</b> Kevin Gregory PO BOX 3894 Jackson, WY 83001	
<b>Please respond by: October 15, 2021 (with Comments)</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
alangley@jacksonwy.gov

**LUBING, GREGORY & RECTANUS, LLC**  
*Attorneys at Law*

James K. Lubing  
*Admitted in WY, ID & MT*  
Nathan D. Rectanus  
*Admitted in WY*  
Kevin P. Gregory  
*Admitted in WY & MD*  

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Madison J. Worst  
*Admitted in WY, ID & MT*

September 23, 2021

VIA Email

Town of Jackson, Planning Department  
150 E Pearl Avenue  
Jackson, WY 83001  
[planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)

Re: Unit 55-1 Virginian Village Condominiums;  
Application for Planning Permit- Partial Vacation of Plat,  
without Re-Plat

My client: Griffin Post

NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT

Dear Town of Jackson Planning Department,

I represent Griffin Post in connection with the his efforts to cure a simple defect in the conveyance of his property, Unit 55-1 of the Virginian Village Condominiums (hereinafter Griffin's "Unit"), to Griffin from the Declarant of the subject project, Bedford Virginian, Inc. at the time that he purchased it. Please direct all communication about this matter to me going forward.

In connection with his purchase of the Unit in 2019, Griffin also intended to purchase from Bedford Virginian, Inc., and Bedford Virginian, Inc. intended to sell to Griffin, the real property that formerly comprised the general common element office space adjacent to and abutting the Unit (depicted on Plat 1229 as "GC-Office"). Prior to Griffin's purchase of the Unit in 2019, Bedford Virginian, Inc. exercised its authority under Section 15.5 of the Declaration of the Virginian Village Condominiums (the "Declaration") in order to complete the renovation of Unit 55-1 so as to join and combine the GC-Office within Unit 55-1 prior to the time of the sale. All of Griffin's closing documents, including his property inspection report and appraisal, contemplate the Unit as sold to him including the subject office space.

At the time of this application, Bedford Virginian, Inc. has exercised its authority under Section 13.1 of the Declaration to record a Fourth Amendment to the Declaration

in order to correct the foregoing cloud to title and facilitate this application. The Fourth Amendment makes clear the Declarant's intention to alter the common elements of the property in order to combine the GC-Office with Unit 55-1 and to effectuate the subject transfer. A copy of the Fourth Amendment, as recorded, is submitted with this application.

As the Department will note in the attached Plat Map containing notations referencing the substance of this application, Griffin is merely requesting that Plat 1229 be partially vacated and amended only so as to reflect the following:

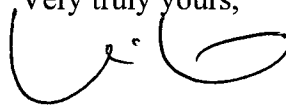
1. On Page 1 of the Plat, Unit 55-1 shall reflect being 581 sq. feet as indicated via redline amendment on the attached;
2. On Page 3 of the Plat, the depiction of Unit 55-1 shall reflect the deletion of the boundary wall and barrier as indicated on the attached.

The foregoing amendments are consistent with the Fourth Amendment to the Declaration, as recorded by the Declarant as well as the 2019 sale of Unit 55-1 and purchase thereof by Griffin.

We respectfully submit this application to the Planning Department for consideration and decision by the Town. We appreciate your consideration and are available to answer any questions or provide any additional information required. Pursuant to Wyoming Statutes Section 34-12-110, we ask that the County Clerk make appropriate annotation on Plat 1229 confirming the amendments contemplated hereby.

Please feel free to contact me if you have any questions, calls for additional information, or if you wish to discuss further. Thank you for your time and attention.

Very truly yours,



Kevin P. Gregory

Cc: Griffin Post

- Attachments:
1. Notarized Letter of Authorization
  2. Planning Permit Application
  3. Plat No. 1229, with redline proposed edits on pp. 1 and 3  
(two versions: large and normal depictions)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | www.townofjackson.com  
Jackson, WY 83001

***For Office Use Only***

Fees Paid \_\_\_\_\_ Date & Time Received \_\_\_\_\_  
Application #s \_\_\_\_\_

***Please note: Applications received after 3 PM will be processed the next business day.***

**PROJECT.**

Name/Description: Virginian Village Condominiums  
Physical Address: 5 VIRGINIAN LANE #55-1, Jackson, WY 83001  
Lot, Subdivision: UNIT 55-1, VIRGINIAN VILLAGE CONDOMINIUMS PIDN: 22-41-16-33-2-09-001

**PROPERTY OWNER.**

Name: Griffin Post Phone: 208-720-5036  
Mailing Address: PO BOX 926, WILSON, WY 83014-0926 ZIP: 83014  
E-mail: griffintpost@gmail.com

**APPLICANT/AGENT.**

Name: Kevin Gregory; Lubing, Gregory & Rectanus, LLC Phone: 3077337242  
Mailing Address: PO Box 3894, Jackson WY ZIP: 83001  
E-mail: kevin@lgrlegal.com

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner ☒ \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	_____ Design Review	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	<b>Miscellaneous</b>
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> <b>other:</b> <u>Partial Vacation</u>
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis



**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

Name Printed

Date

Title



# Town of Jackson Planning and Building Department

## LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Griffin Post is the owner in fee of the premises located at:

Address of Premises: S Virginia Lane # 55-1, Jackson WY 87001

Legal Description: Unit 55-1 of Virginia Village Condominiums Addition According to Plat  
Please attach additional sheets for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Kevin P. Gregory, Wyoming, Gregory & Rutan, LLC 1229

Mailing address of Applicant/agent: PO Box 3894, Jackson, WY 83001

Email address of Applicant/agent: Kevin@LGRLegal.com

Phone Number of Applicant/agent: 307-733-7242

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit

☐ Demolition Permit ☒ Other (describe) Partial Vacation of Plat w/o RePlat

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Griffin Post  
Property Owner Signature

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate officer), partnership or other non-individual Owner

STATE OF Wyoming )  
COUNTY OF Teton ) SS.



The foregoing instrument was acknowledged before me by Griffin Post this 22<sup>nd</sup> day of September, 2021.

WITNESS my hand and official seal.

Jenny Julian  
Notary Public

My commission expires: April 27<sup>th</sup> 2025



# Town of Jackson Planning and Building Department

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Phone Number of Applicant/agent: 307-733-7242

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☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit

☐ Demolition Permit

☒ Other (describe) Revised Vacation of Plat w/o Replat

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

[Signature]  
Property Owner Signature

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner), partnership or other non-individual Owner

STATE OF Wyoming )  
 ) SS.  
COUNTY OF Teton )



The foregoing instrument was acknowledged before me by Griffin Post this 22<sup>nd</sup> day of September, 2021.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My commission expires: April 27<sup>th</sup> 2025



CERTIFICATE OF SURVEYOR

State of Wyoming)  
County of Teton )ss.

I, John R. Batson of Jackson, Wyoming, hereby certify, to the best of my knowledge, information, and belief:

That by authority of the owners I have subdivided the lands shown on this plat for condominium ownership to be known as **VIRGINIAN VILLAGE CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON;**

That this plat was made from the notes of surveys made by me or under my direction, from architectural building plans and from records in the Office of the Teton County Clerk;

That all dimensions and areas are correctly shown;

That this subdivision is identical with and described as Tract 11 of the J.G. Scott and James R. Simon Subdivision Planning Map, recorded as Map No. T-39, in the Office of the Teton County Clerk, and located in the SW1/4 NW1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, and is more particularly described as follows:

Beginning at a Point on the southerly line of said SW1/4 NW1/4, said Point of Beginning being S88°57'30"E, 415.61 feet, from the W1/4 corner of said Section 33;

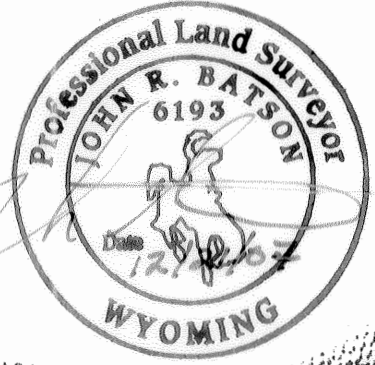
Thence along the southerly line of said SW1/4 NW1/4, S88°57'30"E, 415.36 feet, to a point on the westerly Right-Of-Way line of Virginian Lane, a Public Road described in Book 12 of Mixed Record, Page 81 and Page 85;

Thence departing the southerly line of said SW1/4 NW1/4, along the westerly Right-Of-Way line of said Virginian Lane, N0°16'33"E, 200.17 feet, to the southeast corner of Grand Teton Plaza Condominiums, recorded as Plat No. 440 in the Office of the Teton County Clerk;

Thence departing said westerly Right-Of-Way line, along the southerly line of said Plat No. 440, N88°58'44"W, 415.75 feet, to the southwest corner of said Plat 440:

Thence departing the southerly line of said Plat No. 440, along the easterly line of Tract 16 of the J.G. Scott and James R. Simon Subdivision Planning Map, recorded as Map T-39 in the Office of the Teton County Clerk, S0°09'51"W, 200.02 feet, more or less, to the Point of Beginning.

Said Tract contains 1.91 acres, more or less, and is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight and/or of record, including but not limited to those shown hereon.



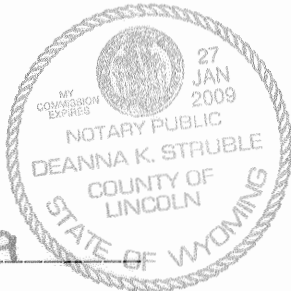
John R. Batson, Wyoming Professional Land Surveyor 6193

The foregoing instrument was acknowledged before me by John R. Batson this 21<sup>st</sup> day of December, 2007.

Witness my hand and official seal.

Deanna K. Struble  
Notary Public

My commission expires: 01-23-09



CERTIFICATE OF ACCEPTANCE

State of Wyoming)  
County of Teton )ss  
City of Jackson )

The foregoing Subdivision, **VIRGINIAN VILLAGE CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON**, was approved at the regular meeting of the Jackson Town Council on the 17th day of December, 2007, ~~2008~~

in accordance with Section 15-1-415 Wyoming Statutes, 1977, as amended.

Attest:  
Deanna K. Struble  
Clerk

Town of Jackson  
Matthew P. O'Malley  
Mayor

Jackson Town Engineer

CERTIFICATES OF MORTGAGEES

FIRST BANK OF IDAHO, fsb, dba  
FIRST BANK OF THE TETONS.

BY SEPARATE AFFIDAVIT

INTERMOUNTAIN ASSOCIATES, INC.,  
A WYOMING CORPORATION

BY SEPARATE AFFIDAVIT

CERTIFICATE OF OWNER

State of Wyoming)  
County of Teton )ss

The undersigned owner and proprietor of the lands described in the Certificate of Surveyor and shown hereon hereby certifies;

that the foregoing subdivision and the survey and measure of the lands and common areas as shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor;

that the name of the subdivision shall be **VIRGINIAN VILLAGE CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON;**

that this subdivision is subject to that Declaration of Covenants, Conditions, and Restrictions for the **Virginian Village Condominiums Addition to the Town of Jackson**, to be recorded concurrently with this plat:

that ownership of a condominium unit of this subdivision shall consist of a fee simple estate in an individual air space unit of this subdivision together with an undivided fee simple interest in the common elements of this subdivision. The percentage of undivided interest in said common elements shall be that computed for each unit in Said Declaration of Condominium;

that the Homeowners Association shall have an undivided fee simple interest in the common area(s) of Virginian Village Condominiums Addition to the Town of Jackson as stated in Said Declarations;

that parking in the common elements for each unit shall be designated in Said Declaration of Condominium and shall be governed by the Homeowners Association;

that access to this subdivision is from Virginian Lane;

that this subdivision is subject to that Right of Way Easement for Public Road as described in 12 of Mixed Records, page 81 and 12 Mixed Records, page 85, as recorded in the Office of the Teton County Clerk;

that this subdivision is subject to that Agreement for Stormwater Collection and Drainage Easement as described in Book 284 of Photo, pages 7-15, as recorded in Said Office;

that this subdivision is subject to that easement to Lower Valley Power & Light, Inc. as described in Book 280 of Photo, page 169, as recorded in Said Office;

that this subdivision is subject to that easement to U.S. West Communications, Inc. as described in Book 286 of Photo, pages 63-65, as recorded in Said Office;

that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight and/or of record, including but not limited to those shown hereon.

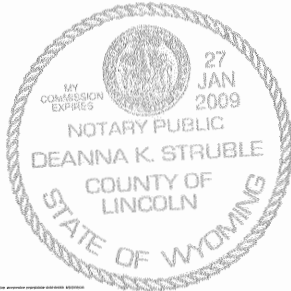
Baetis, LLC,  
a Wyoming limited liability company

By: Erik Bedford  
Erik Bedford, Managing Member  
Baetis, LLC, a Wyoming limited liability company.

The foregoing instrument was acknowledged before me by Erik Bedford, as Managing Member of Baetis, LLC, a Wyoming limited liability company this 21<sup>st</sup> day of December, 2007.

Witness my hand and official seal.

Deanna K. Struble  
Notary Public  
My commission expires: 01-23-09



DEFINITIONS FOR CONDOMINIUM UNITS LOCATED WITHIN THIS SUBDIVISION

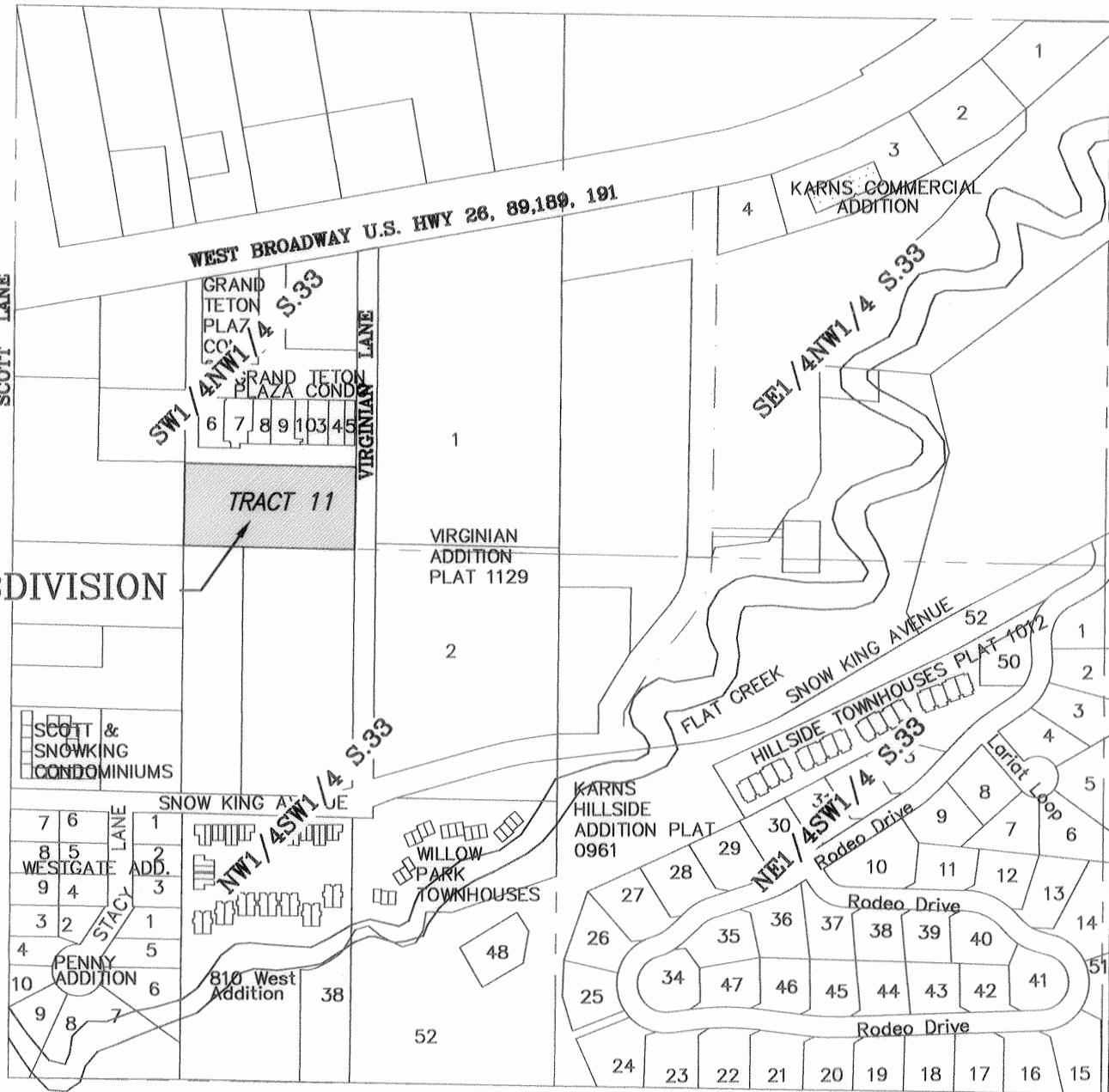
(a) "UNIT" means an individual air space unit which is contained within the perimeter walls, floors, ceilings, windows, and doors of each unit of a Condominium Plat to be filed for record upon a lot of this subdivision, together with all fixtures and improvements therein contained but not including any structural components of the building, if any, located within the unit.

(b) "CONDOMINIUM" or "CONDOMINIUM UNIT" means the fee simple title in and to a unit together with an appurtenant undivided fractional interest in and to the general common elements of this subdivision and the general common elements of subdivisions on those adjacent lands specified in the Declaration of Condominium recorded concurrently with this plat.

(c) "GENERAL COMMON ELEMENTS" means and includes 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, and such common elements and lands on adjoining subdivisions as specifically identified in the Declaration of Condominium recorded concurrently with this plat. It shall also mean and include the limited common elements unless such elements are hereinafter or in the Declaration of Condominium specifically excluded as to any specific situation. (Common "Areas" refers to the lands within the General Common Elements not located within or under the buildings)

(d) "LIMITED COMMON ELEMENTS" means 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 of the condominium unit owners.

THIS SUBDIVISION



VICINITY MAP

S1/2 NW1/4  
and the  
N1/2 SW1/4  
SECTION 33  
T41N, R116W, 6th P.M.  
Teton County, WY  
scale: 1" = 400'



ZONING DISTRICT:  
(AR) AUTO-URBAN RESIDENTIAL

TOTAL ACRES: 1.91 ACRES

NUMBER OF CONDOMINIUM UNITS: 56

NUMBER OF UNITS PER ACRE: 29.32  
SQUARE FOOTAGE OF CONDOMINIUM UNITS:

BUILDING 55	581 Sq. Ft.	BUILDING 61		BUILDING 67	
UNIT 55-1:	<del>474</del> Sq. Ft.	UNIT 61-1:	533 Sq. Ft.	UNIT 67-1:	762 Sq. Ft.
UNIT 55-2:	474 Sq. Ft.	UNIT 61-2:	500 Sq. Ft.	UNIT 67-2:	768 Sq. Ft.
UNIT 55-3:	457 Sq. Ft.	UNIT 61-3:	483 Sq. Ft.	UNIT 67-3:	762 Sq. Ft.
UNIT 55-4:	456 Sq. Ft.	UNIT 61-4:	471 Sq. Ft.	UNIT 67-4:	768 Sq. Ft.
UNIT 55-5:	480 Sq. Ft.	UNIT 61-5:	466 Sq. Ft.	UNIT 67-5:	762 Sq. Ft.
UNIT 55-6:	483 Sq. Ft.	UNIT 61-6:	457 Sq. Ft.	UNIT 67-6:	762 Sq. Ft.
UNIT 55-7:	463 Sq. Ft.	BUILDING 63		BUILDING 69	
UNIT 55-8:	466 Sq. Ft.	UNIT 63-1:	500 Sq. Ft.	UNIT 69-1:	476 Sq. Ft.
BUILDING 57		UNIT 63-2:	500 Sq. Ft.	UNIT 69-2:	474 Sq. Ft.
UNIT 57-1:	762 Sq. Ft.	UNIT 63-3:	482 Sq. Ft.	UNIT 69-3:	461 Sq. Ft.
UNIT 57-2:	763 Sq. Ft.	UNIT 63-4:	468 Sq. Ft.	UNIT 69-4:	458 Sq. Ft.
UNIT 57-3:	762 Sq. Ft.	UNIT 63-5:	465 Sq. Ft.	UNIT 69-5:	480 Sq. Ft.
UNIT 57-4:	763 Sq. Ft.	UNIT 63-6:	451 Sq. Ft.	UNIT 69-6:	483 Sq. Ft.
UNIT 57-5:	766 Sq. Ft.	BUILDING 65		UNIT 69-7:	466 Sq. Ft.
UNIT 57-6:	762 Sq. Ft.	UNIT 65-1:	759 Sq. Ft.	UNIT 69-8:	469 Sq. Ft.
UNIT 57-7:	766 Sq. Ft.	UNIT 65-2:	766 Sq. Ft.		
UNIT 57-8:	762 Sq. Ft.	UNIT 65-3:	759 Sq. Ft.		
BUILDING 59		UNIT 65-4:	766 Sq. Ft.		
UNIT 59-1:	767 Sq. Ft.	UNIT 65-5:	762 Sq. Ft.		
UNIT 59-2:	767 Sq. Ft.	UNIT 65-6:	760 Sq. Ft.		
UNIT 59-3:	767 Sq. Ft.	UNIT 65-7:	762 Sq. Ft.		
UNIT 59-4:	763 Sq. Ft.	UNIT 65-8:	760 Sq. Ft.		
UNIT 59-5:	767 Sq. Ft.				
UNIT 59-6:	762 Sq. Ft.				

SUBMITTAL DATE: 7-02-07  
FINAL SUBMITTAL REVISION:

NOTE THAT: Bearings of the building footprint lines are parallel or perpendicular to the primary (annotated) lines. That is, all of the building footprint corners are right angles **EXCEPT WHERE SHOWN OTHERWISE**

The Basis of Bearings for this survey and plat is S88°57'30"E,  
from the W 1/4 corner to the CW 1/16, S.33

The Basis of Elevation is N.G.V.D. 1929, with supplemental adjustment of 1968.

VIRGINIAN VILLAGE  
CONDOMINIUMS  
Addition  
to the Town of Jackson

a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39

located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

Owner and Subdivider:

Baetis, LLC a Wyoming limited liability company  
Box 2858  
Jackson, WY 83001  
(307) 733-5860

Surveyor:

Nelson Engineering  
Box 1599  
Jackson, Wyoming 83001  
(307) 733-2087

GRANTOR: BAETIS LLC  
GRANTEE: THE PUBLIC PLAT #1229  
Doc 0721283 bk 2MAP pg 83-83 Filed At 11:51 ON 01/16/08  
Sherry L. Daigle Teton County Clerk Fees: \$9.00  
By Mary Smith Deputy

1229

REV. 04/07  
11/28/07

DATE

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

SK

IRB

5/04/07

LR,AW, SK

SK

IRB

APPROVED

DATE

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

SK

IRB

5/04/07

LR,AW, SK

SK

IRB

APPROVED

DATE

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

SK

IRB

5/04/07

LR,AW, SK

SK

IRB

APPROVED

DATE

SURVEYED

ENGINEERED

DRAWN

CHECKED

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5/04/07

LR,AW, SK

SK

IRB

APPROVED

DATE

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

SK

IRB

5/04/07

LR,AW, SK

SK

IRB

APPROVED

DATE

SURVEYED

ENGINEERED

DRAWN

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5/04/07

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5/04/07

LR,AW, SK

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IRB

5/04/07

LR,AW, SK

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APPROVED

DATE

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APPROVED

SK

IRB

5/04/07

LR,AW, SK

SK

IRB

APPROVED

DATE

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

SK

IRB

5/04/07

LR,AW, SK

SK

IRB

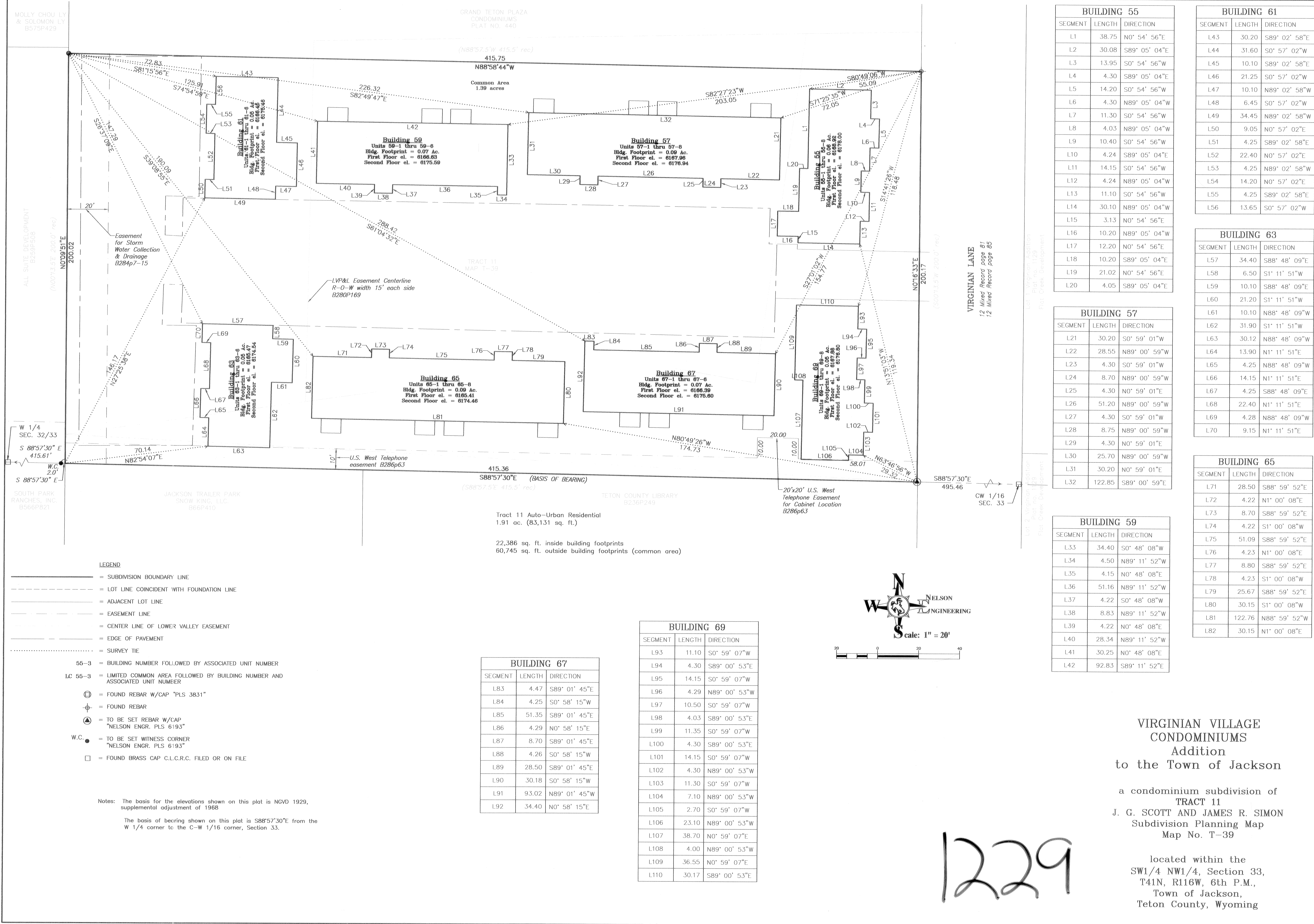
APPROVED

DATE

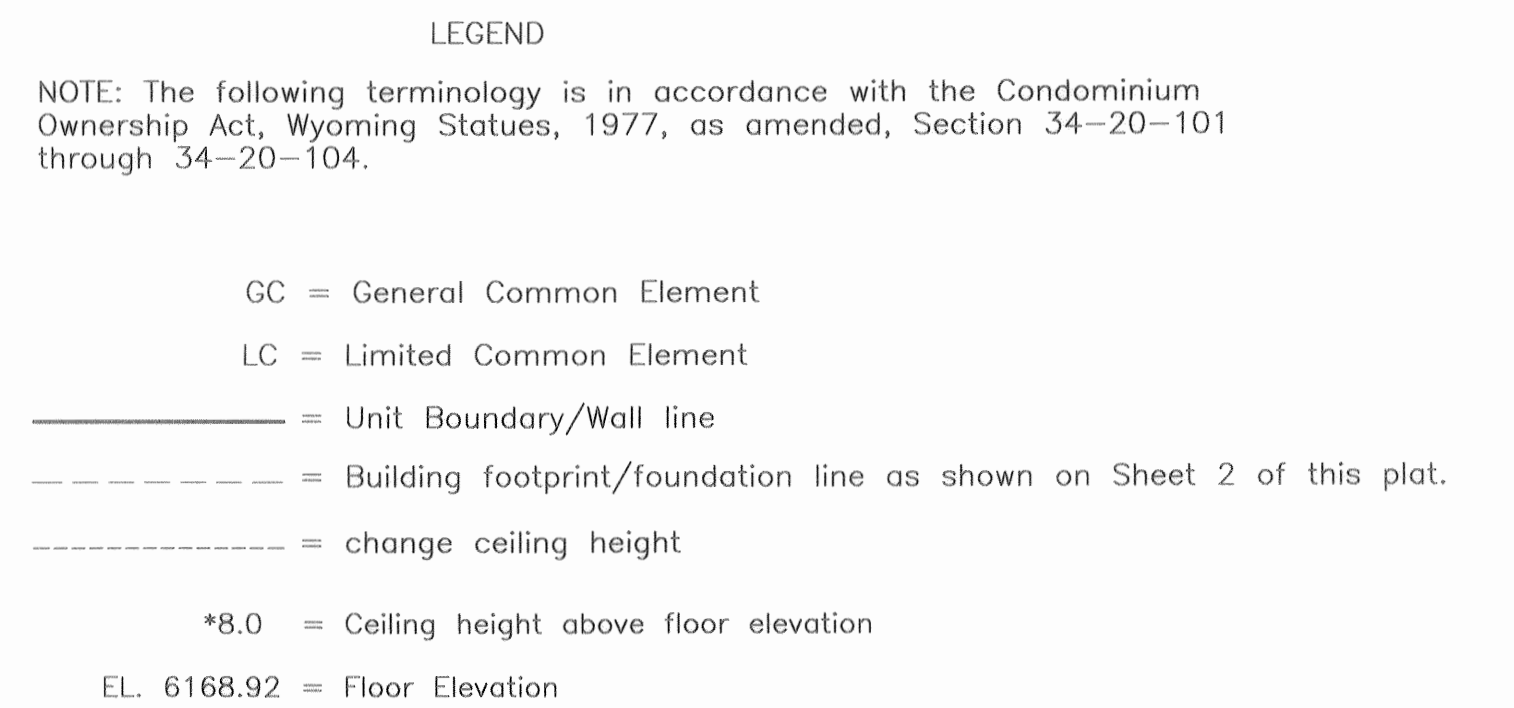
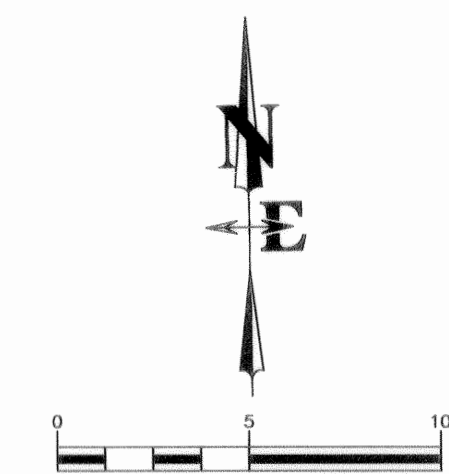
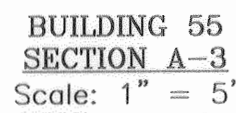
SURVEYED

ENGINEERED









1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

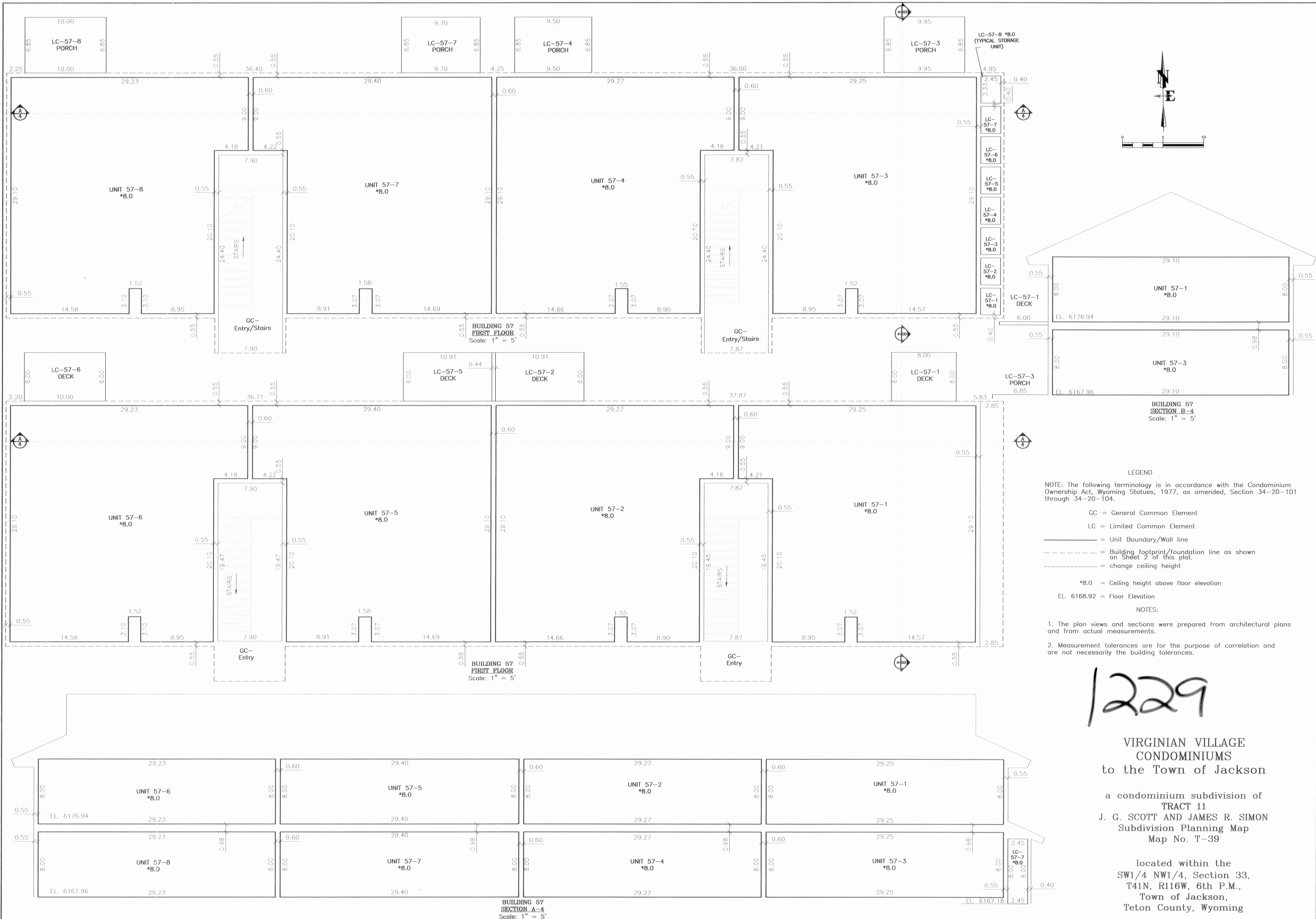
a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39

1229

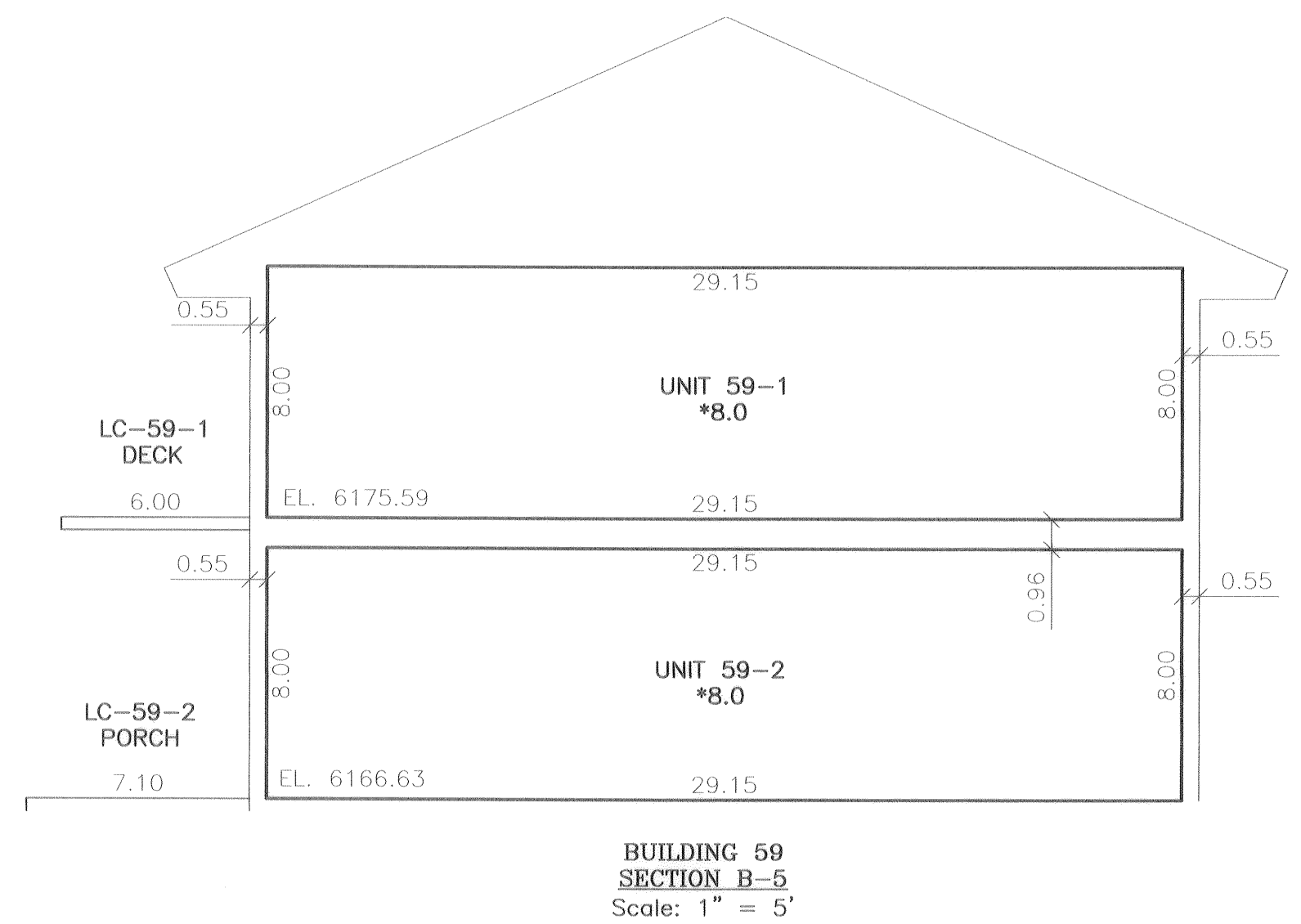
DRAWING NO	JOB TITLE	DRAWING TITLE	P.O. BOX 1599, JACKSON WYOMING (307) 793-2087	REV.
				5/04/07
JOB NO	JOB TITLE	DRAWING TITLE	P.O. BOX 1599, JACKSON WYOMING (307) 793-2087	DATE
				8/04/07 11/27/07
07-086-01	JOB TITLE	DRAWING TITLE	P.O. BOX 1599, JACKSON WYOMING (307) 793-2087	SURVEYED
				ENGINEERED
				DRAWN
				SK
				JRB
				APPROVED



S:\Projects\086-01 (Virginian Village Condominiums)\village.dwg - 27, 24, 43 - Dec 19, 2007 10:08:29 am PLOTTED BY: boston



DRAWING NO 4 of 10	JOB TITLE Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	DRAWING TITLE Final Plat Building 57	<b>NELSON ENGINEERING</b>				REV. 5/04/07 11/27/07
			DATE 5/04/07	SURVEYED ENGINEERED	IRAW, SK		
JOB NO 07-086-01			DRAWN		SK		
			CHECKED	JRB	APPROVED		
		P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					



BUILDING 59  
SECTION B-5  
Scale: 1" = 5'

### LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

GC = General Common Element

LC = Limited Common Element

\_\_\_\_\_ = Unit Boundary/Wall line

----- = change ceiling height

\*8.0 = Ceiling height above floor elevation

EL. 6168.92 = Floor Elevation

NOTES:

1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson

a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39

located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DATE	5/04/07	REV.
SURVEYED	LRAW, SK	6/04/07
ENGINEERED		11/27/07
DRAWN	SK	
CHECKED	JRB	
APPROVED		

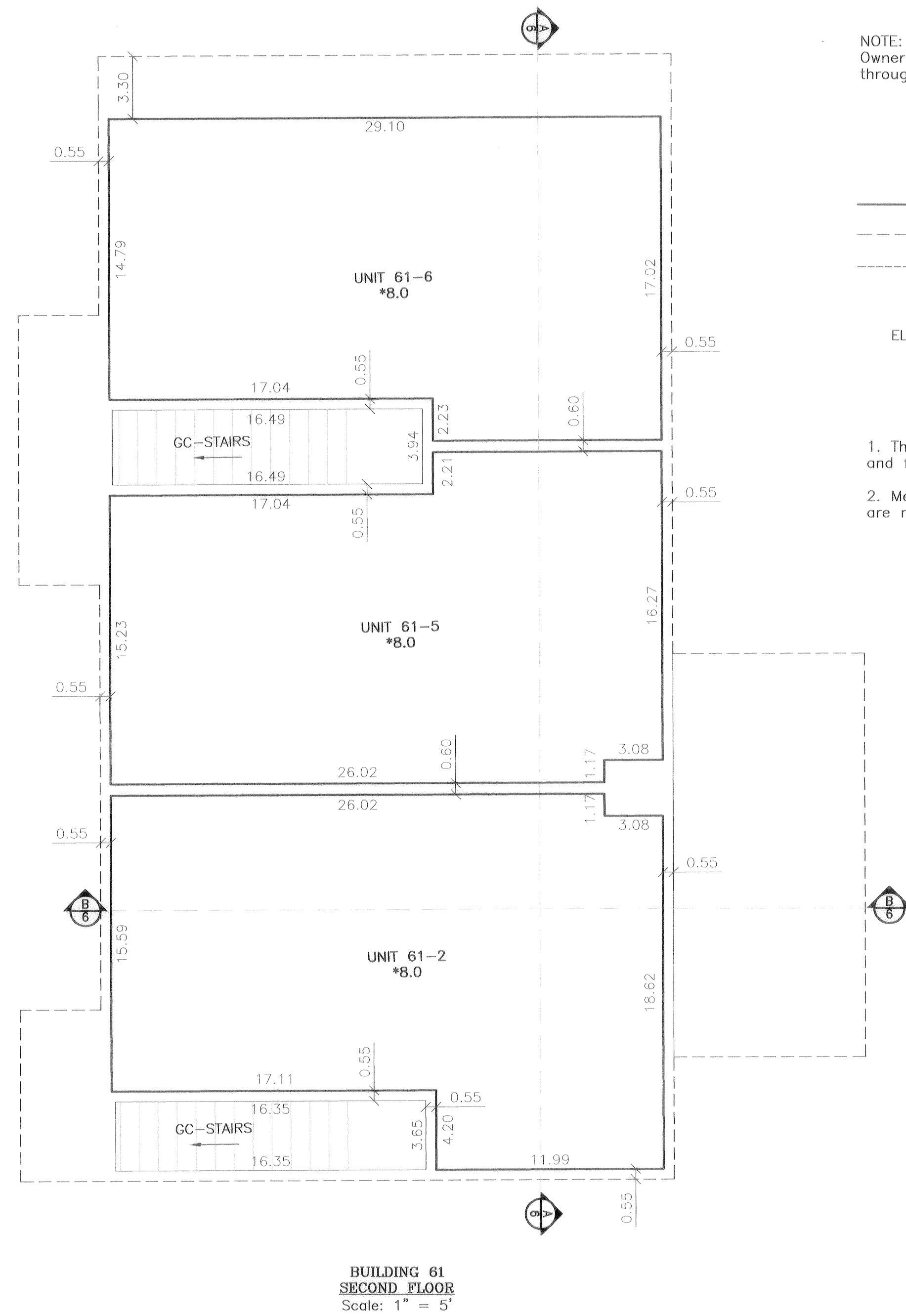
**NELSON  
ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE  
Final Plat  
Building 59

FILE  
Virginian Village Condominiums  
to the Town of Jackson  
Teton County, Wyoming

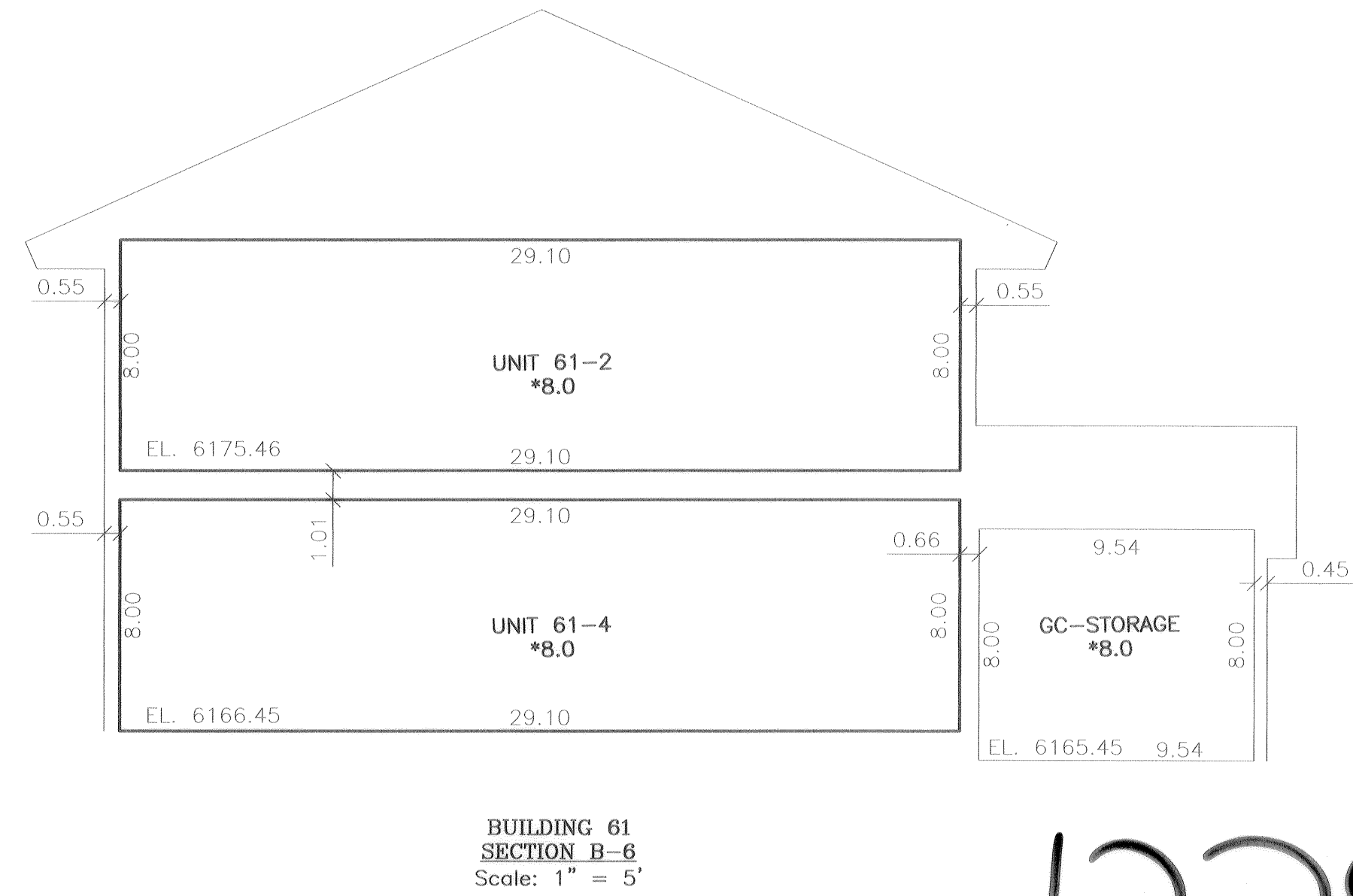
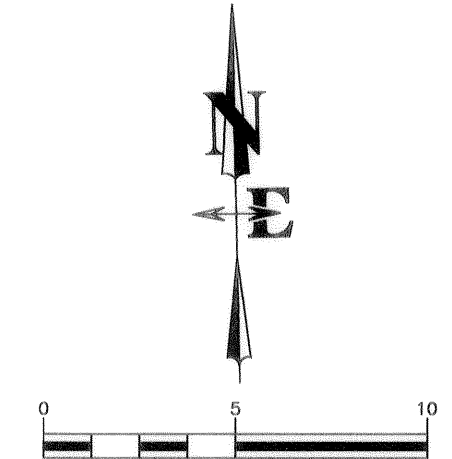
DRAWING NO  
5 of 10  
JOB NO  
07-086-01





NOTES:

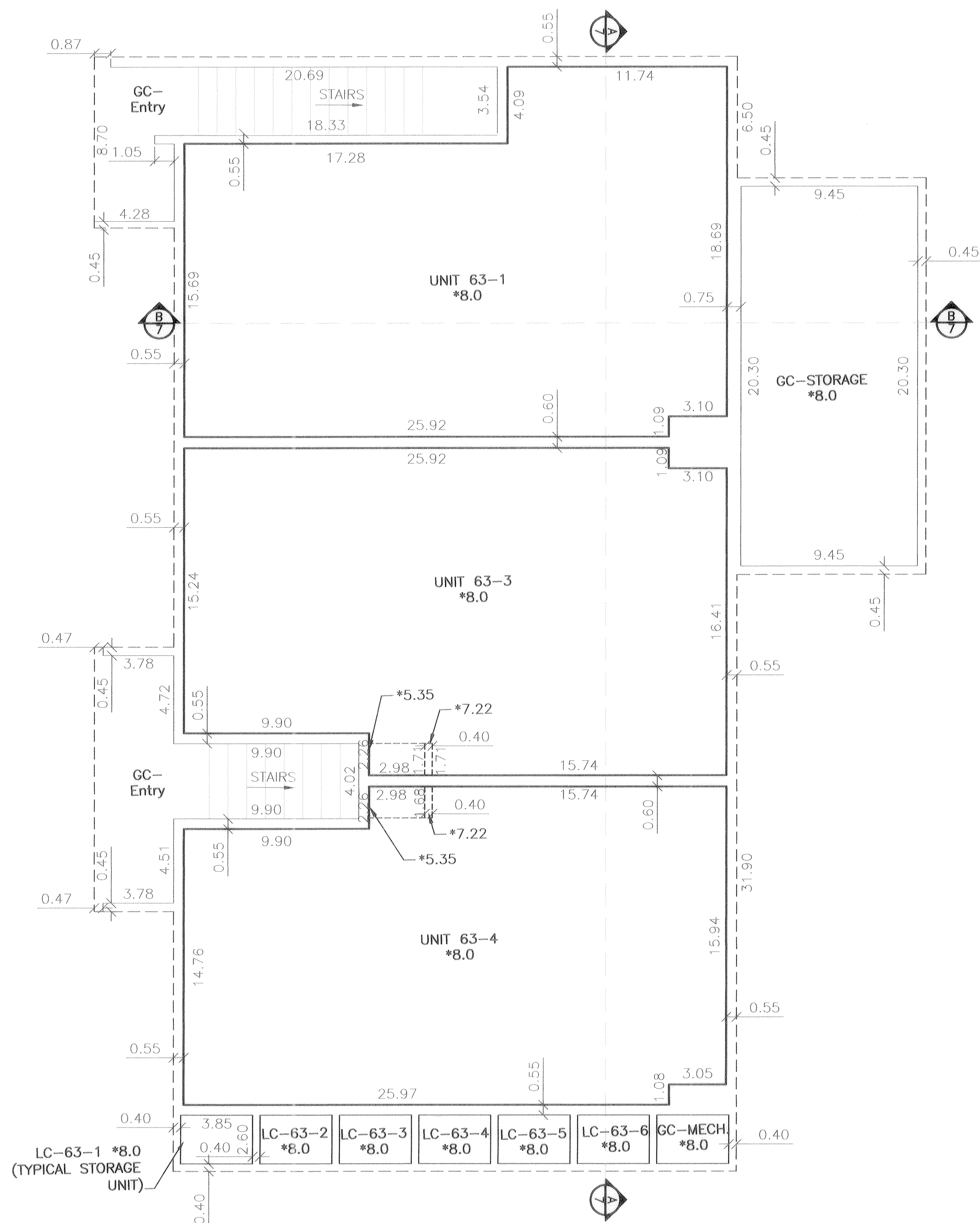
1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.



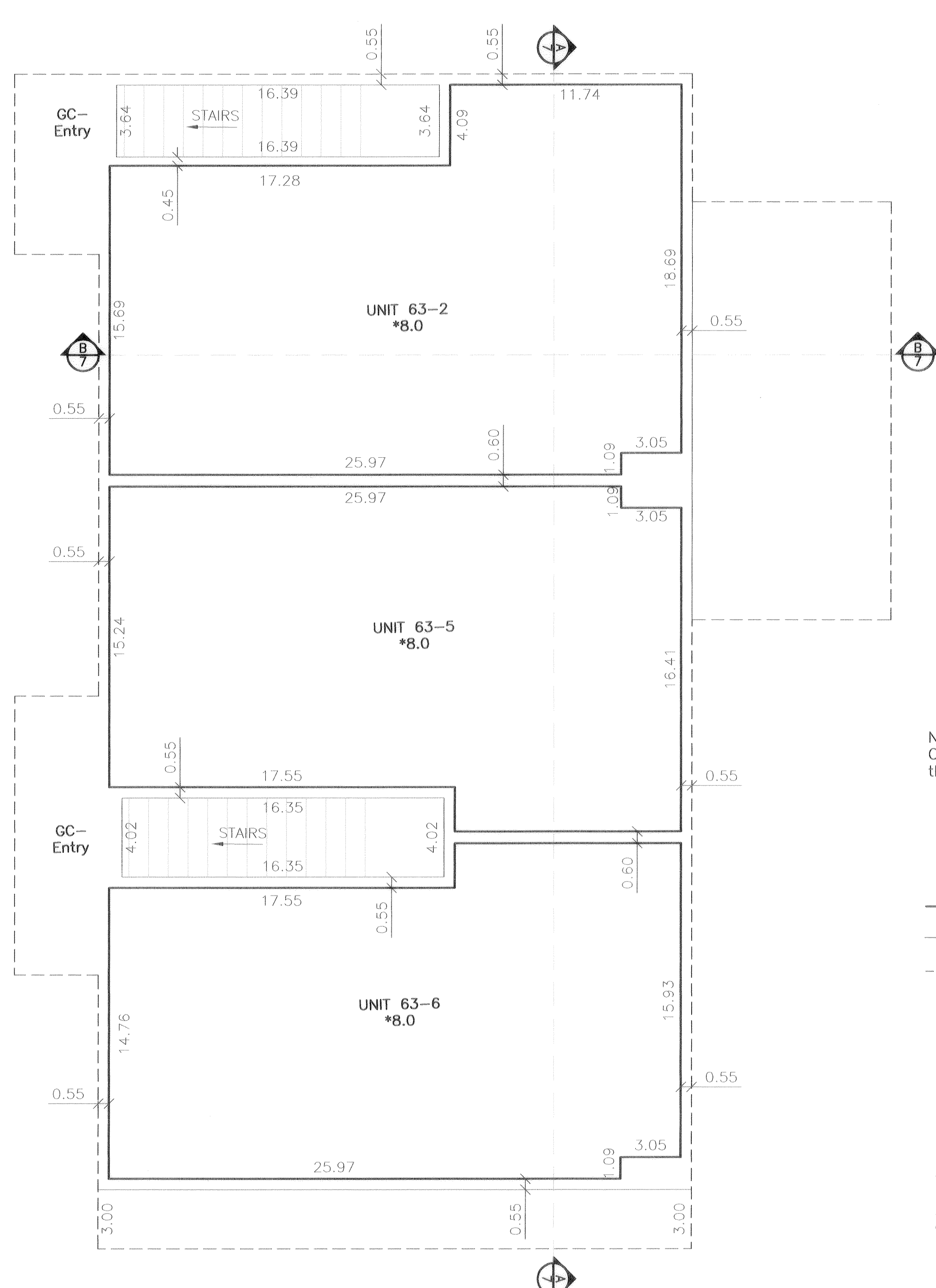
located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DRAWING NO	6 of 10	JOB TITLE	Virginia Village Condominiums to the Town of Jackson Teton County, Wyoming	DRAWING TITLE	Final Plat Building 61	<div><div>NELSON ENGINEERING</div><div>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</div></div>	DATE	5/04/07	REV.	6/04/07 11/27/07
JOB NO	07-086-01				SURVEYED		LR.AW, SK			
				ENGINEERED						
				DRAWN	SK					
				CHECKED	JRB					
				APPROVED						

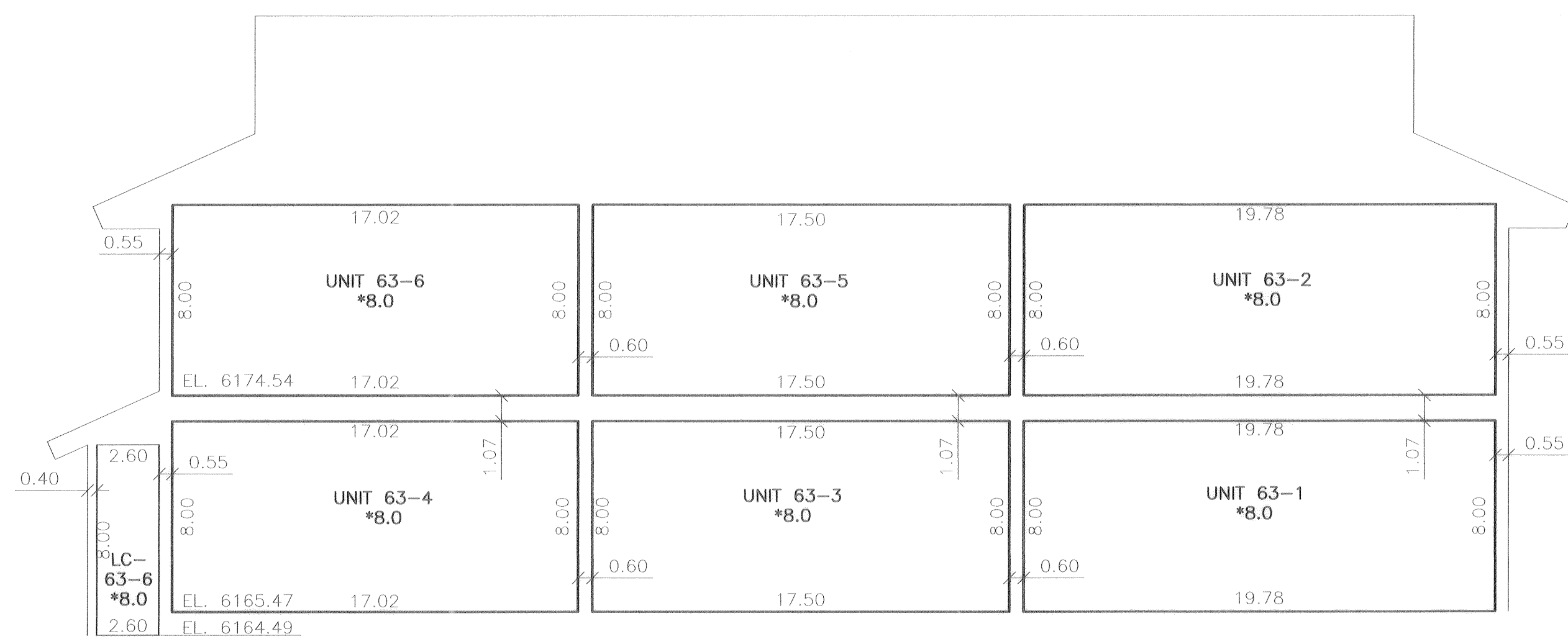
S:\Projects\2007\206-01 Virginian Village Condominiums\Yards.dwg - 10/20/19 am - PLOTTED BY: bnlr



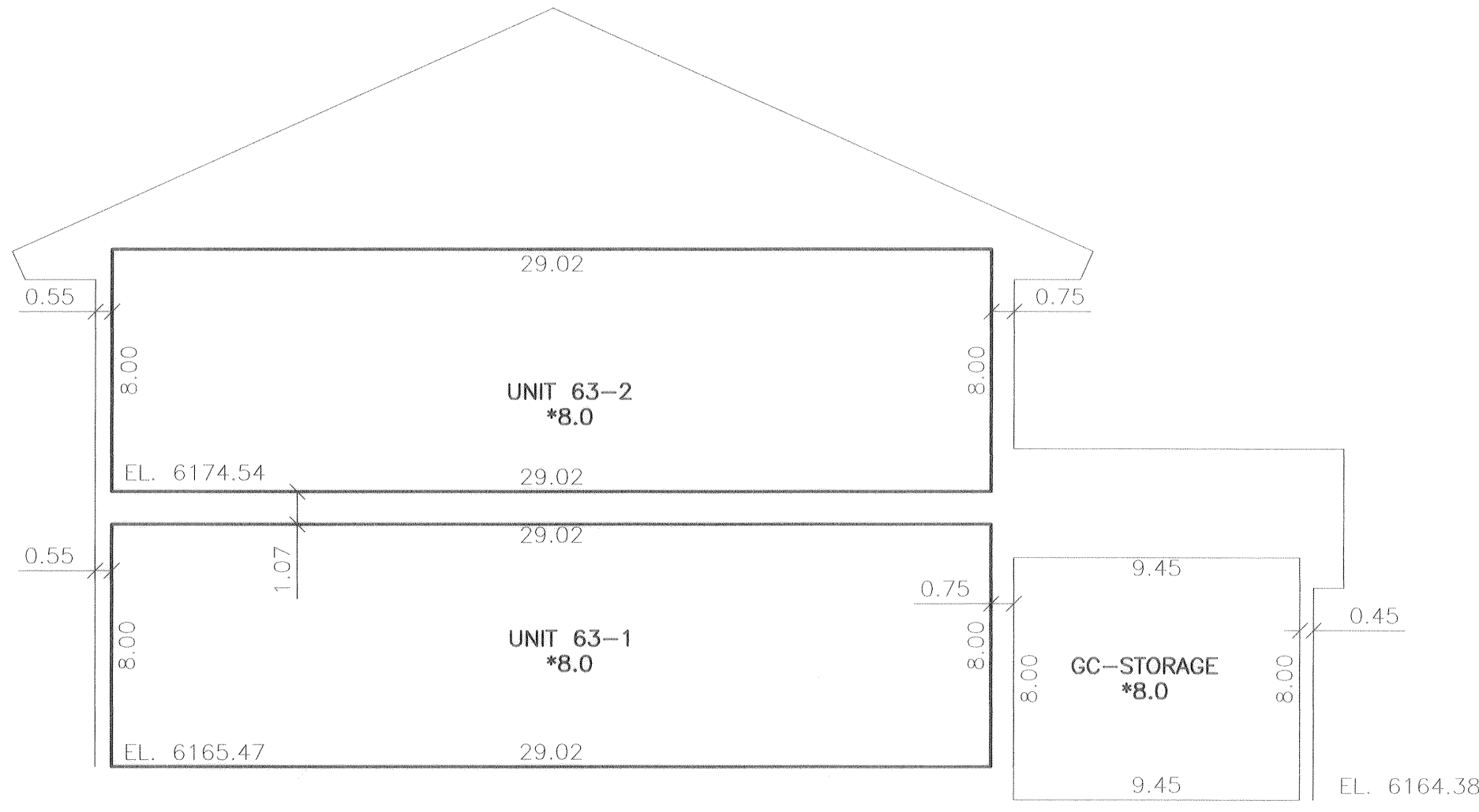
**BUILDING 63  
FIRST FLOOR**  
Scale: 1" = 5'



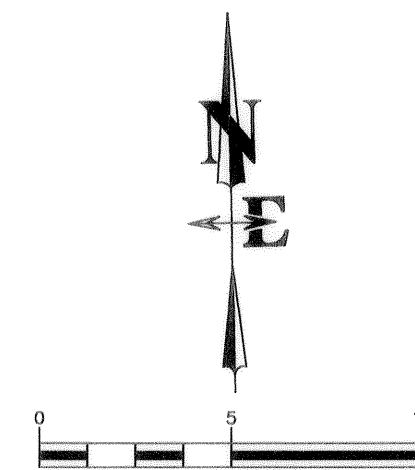
**BUILDING 63  
SECOND FLOOR**  
Scale: 1" = 5'



**BUILDING 63  
SECTION A-7**  
Scale: 1" = 5'



**BUILDING 63  
SECTION B-7**  
Scale: 1" = 5'



**LEGEND**

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

- GC = General Common Element
- LC = Limited Common Element
- = Unit Boundary/Wall line
- - - = Building footprint/foundation line as shown on Sheet 2 of this plat.
- - - = change ceiling height
- \*8.0 = Ceiling height above floor elevation
- EL. 6168.92 = Floor Elevation

**NOTES:**

- The plan views and sections were prepared from architectural plans and from actual measurements.
- Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

**VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson**

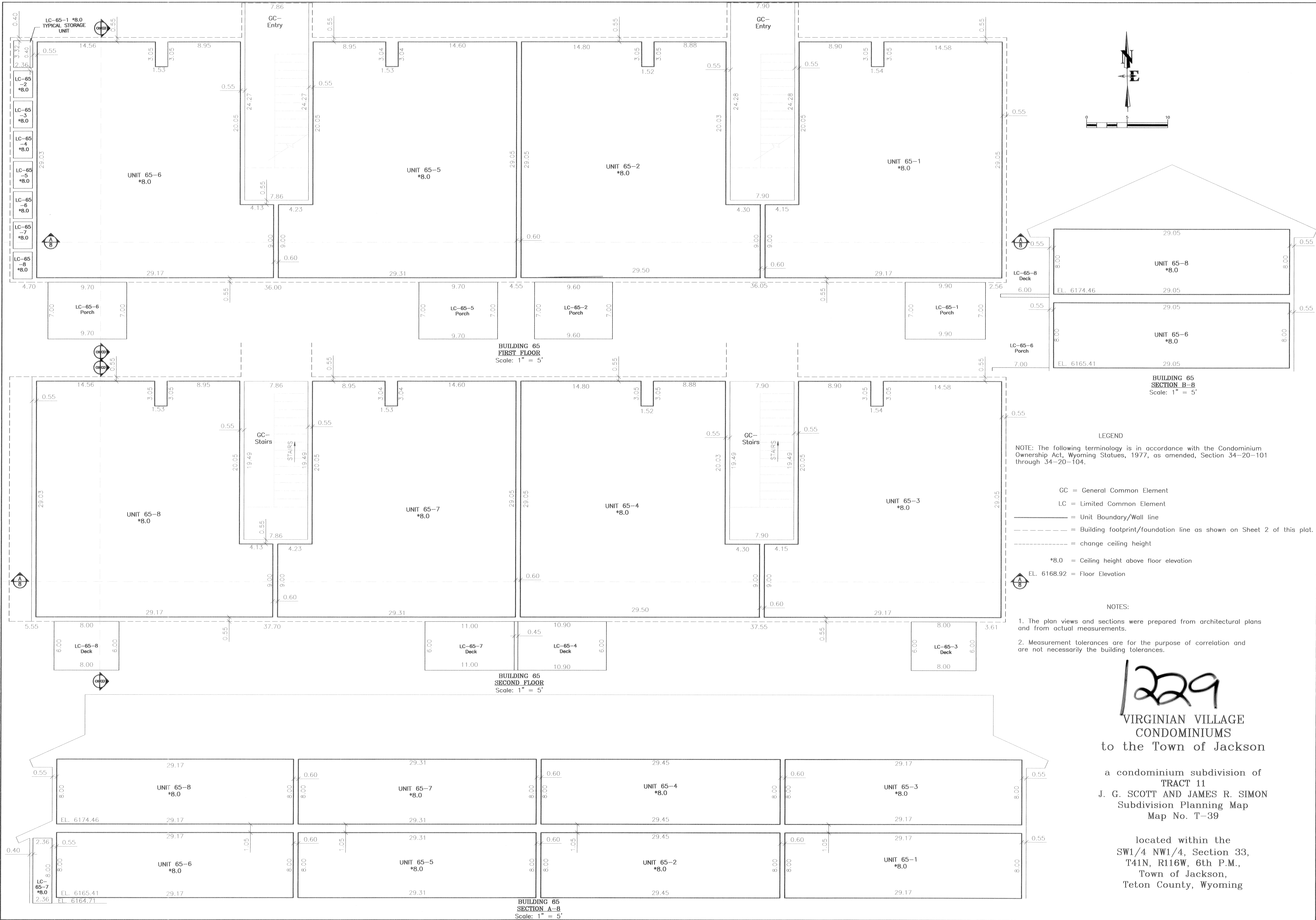
a condominium subdivision of  
**TRACT 11**  
**J. G. SCOTT AND JAMES R. SIMON**  
Subdivision Planning Map  
Map No. T-39

located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DRAWING NO	JOB TITLE	DRAWING TITLE	NELSON ENGINEERING						REV.
			P.O. BOX 1599, JACKSON WYOMING (307) 733-2087						
7 of 10	JOB NO 07-086-01	Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	Final Plat Building 63	DATE	SURVEYED	LRAW, SK	5/04/07		
				ENGINEERED					
				DRAWN		SK			
				CHECKED		JRB			
				APPROVED					



S:\Projects\2007-01 Virginian Village Condominiums\Virginia Village.dwg - 05/04/07 10:26:47 am - PLOTTED BY: JWB



**LEGEND**

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

GC = General Common Element  
LC = Limited Common Element

— = Unit Boundary/Wall line  
- - - = Building footprint/foundation line as shown on Sheet 2 of this plat.  
- - - - - = change ceiling height

\*8.0 = Ceiling height above floor elevation  
EL. 6168.92 = Floor Elevation

**NOTES:**

1. The plan views and sections were prepared from architectural plans and from actual measurements.

2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

**1229**

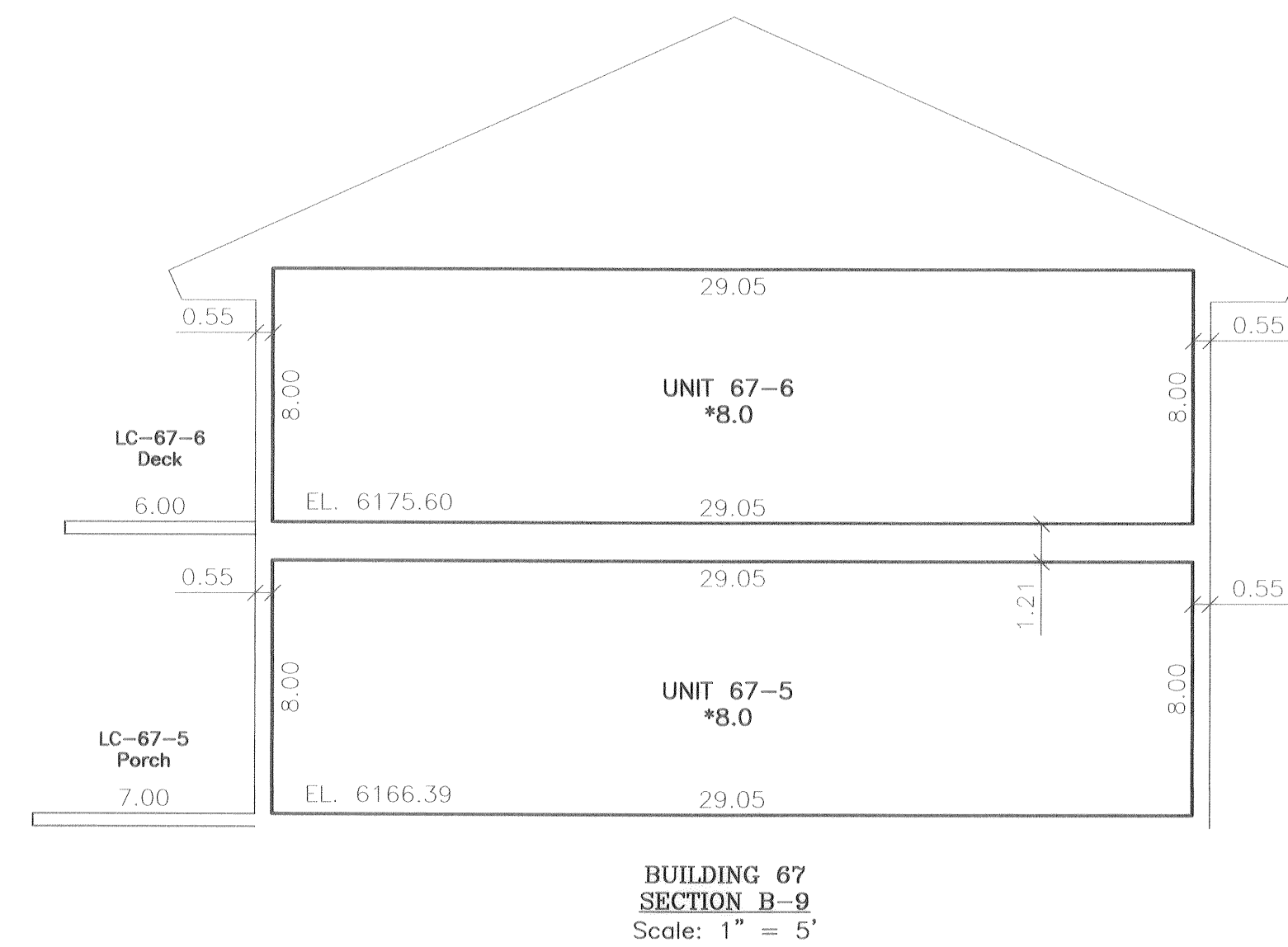
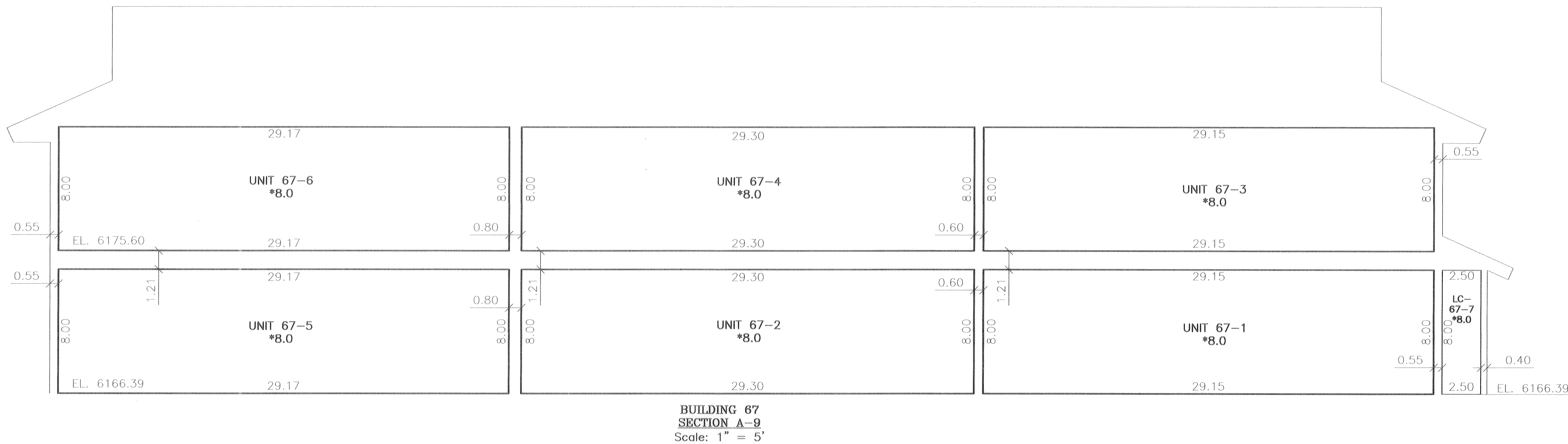
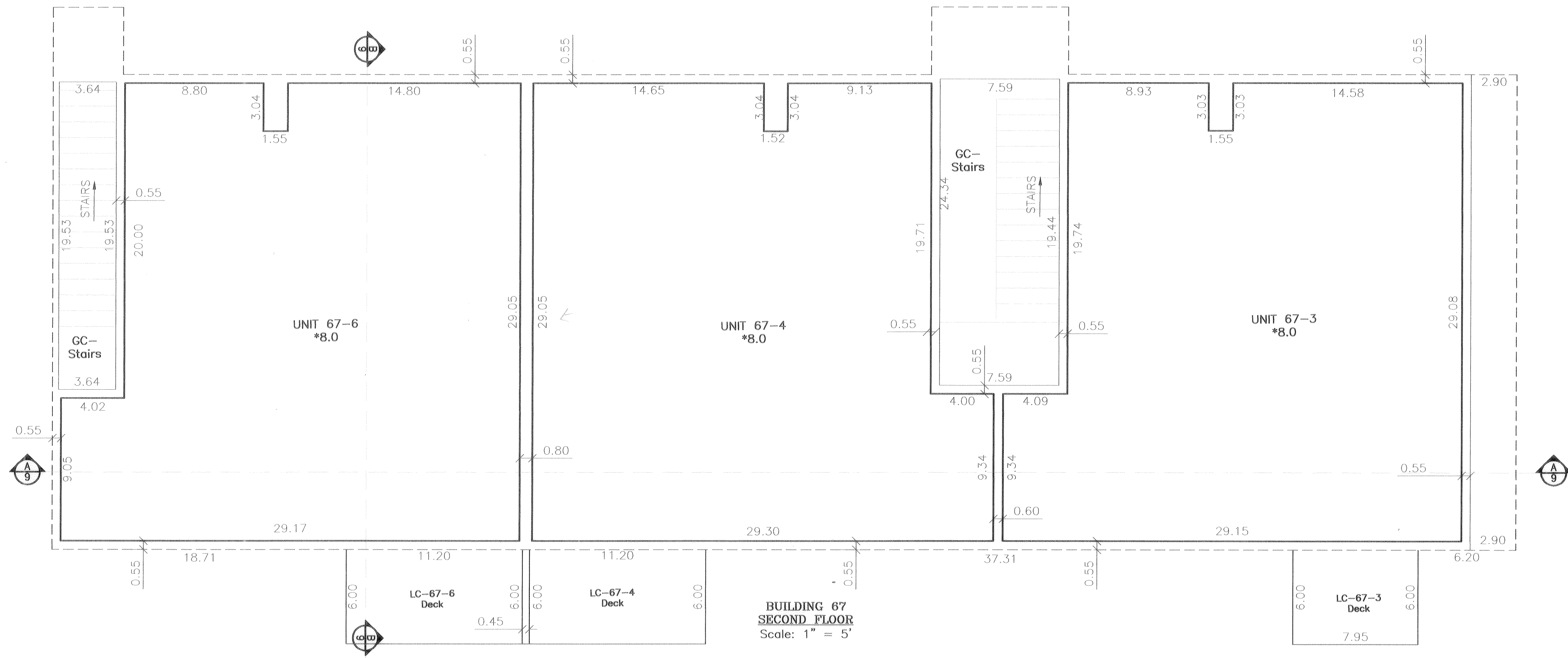
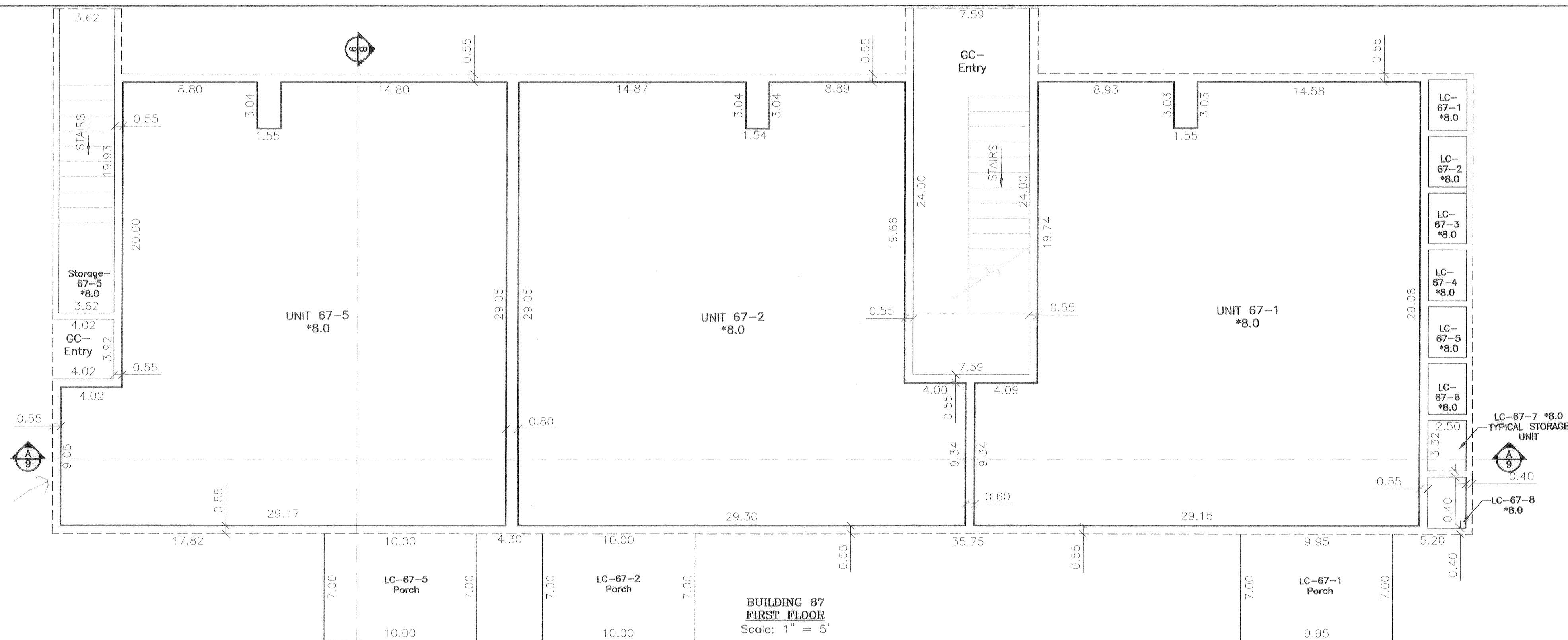
**VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson**

a condominium subdivision of  
**TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39**

located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DRAWING NO 8 of 10		JOB TITLE  Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	DRAWING TITLE  Final Plat Building 65	<div>NELSON ENGINEERING</div> <div>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</div>						DATE	5/04/07	REV. 5/04/07 11/27/07
JOB NO 07-086-01				SURVEYED	LA.W, SK							
				ENGINEERED								
				DRAWN	SK							
				CHECKED	JRB							
				APPROVED								

S:\Projects\2007\3386-01\_Virginian Village Condominiums\3386-01.dwg, 6/7/07, 10:34:42 am, PLOTTED BY: kshah



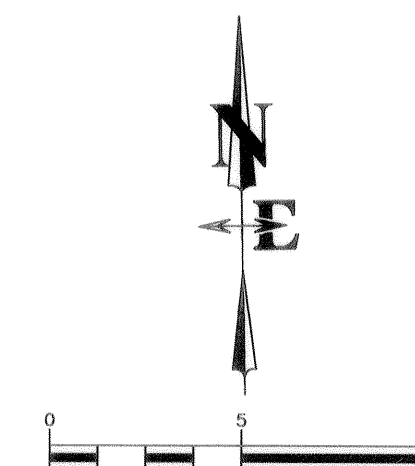
#### LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

- GC = General Common Element
- LC = Limited Common Element
- = Unit Boundary/Wall line
- - - = Building footprint/foundation line as shown on Sheet 2 of this plat.
- - - - - = change ceiling height
- \*8.0 = Ceiling height above floor elevation
- EL. 6168.92 = Floor Elevation

#### NOTES:

- The plan views and sections were prepared from architectural plans and from actual measurements.
- Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.



### VIRGINIAN VILLAGE CONDOMINIUMS to the Town of Jackson

a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39

located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

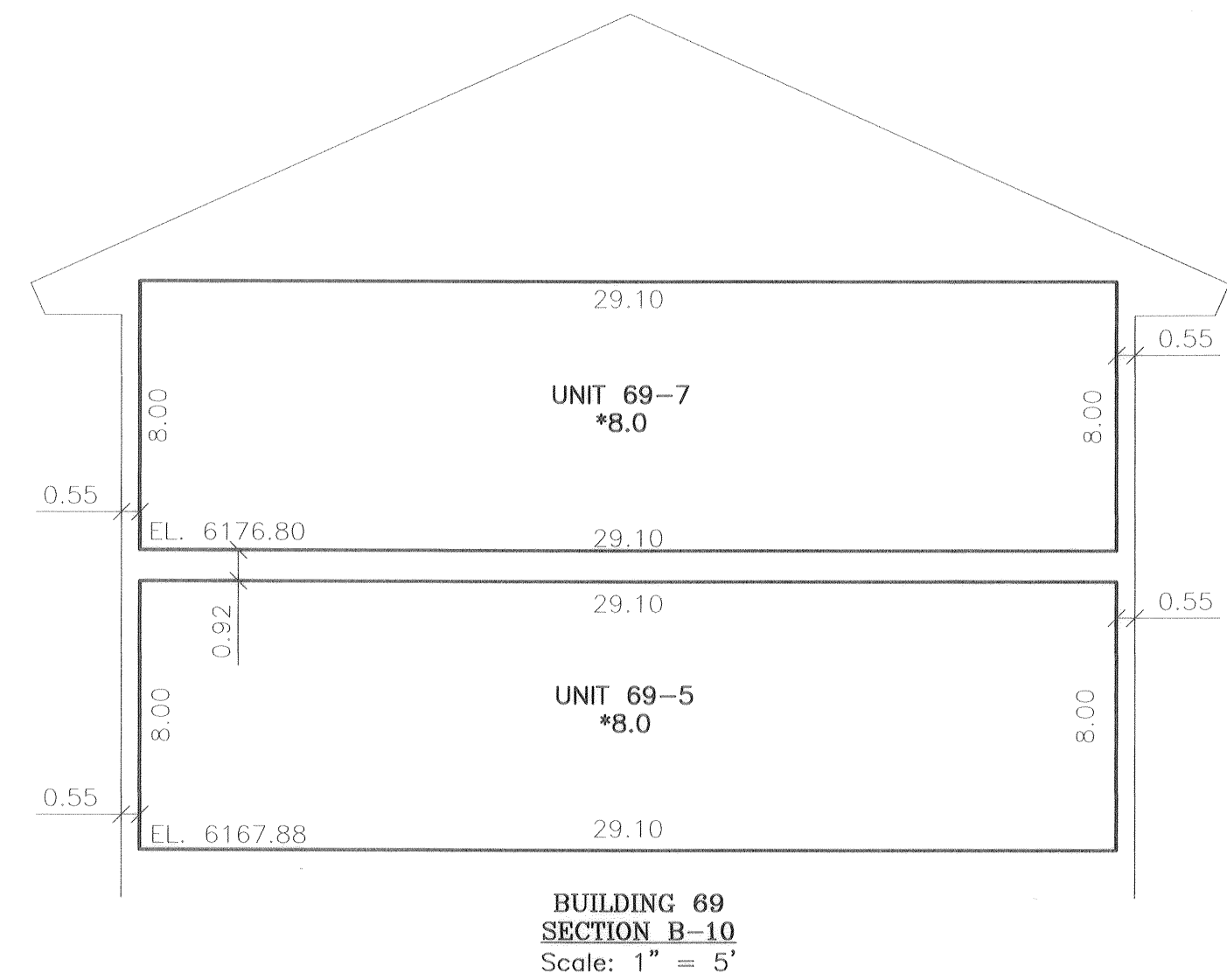
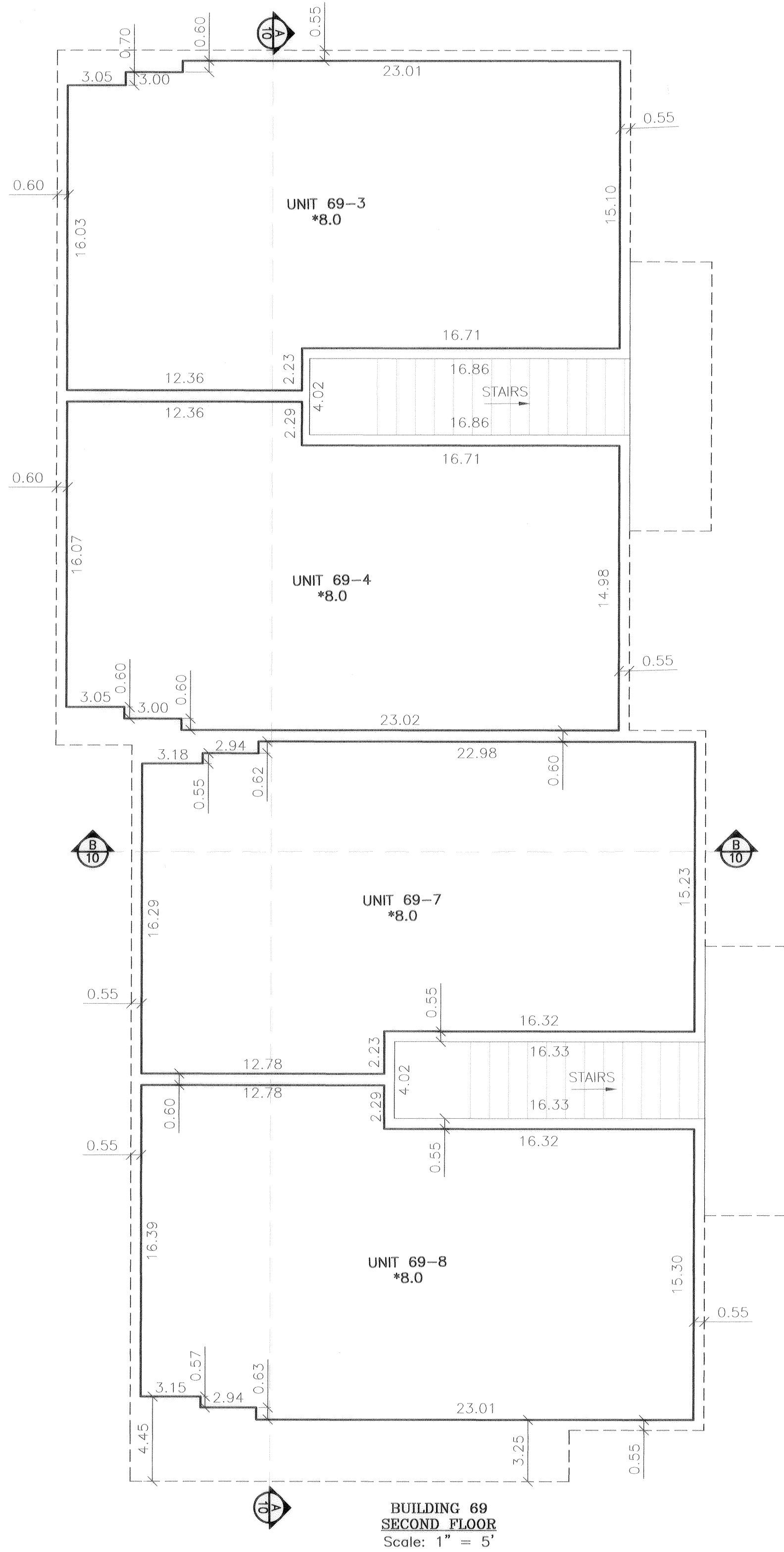
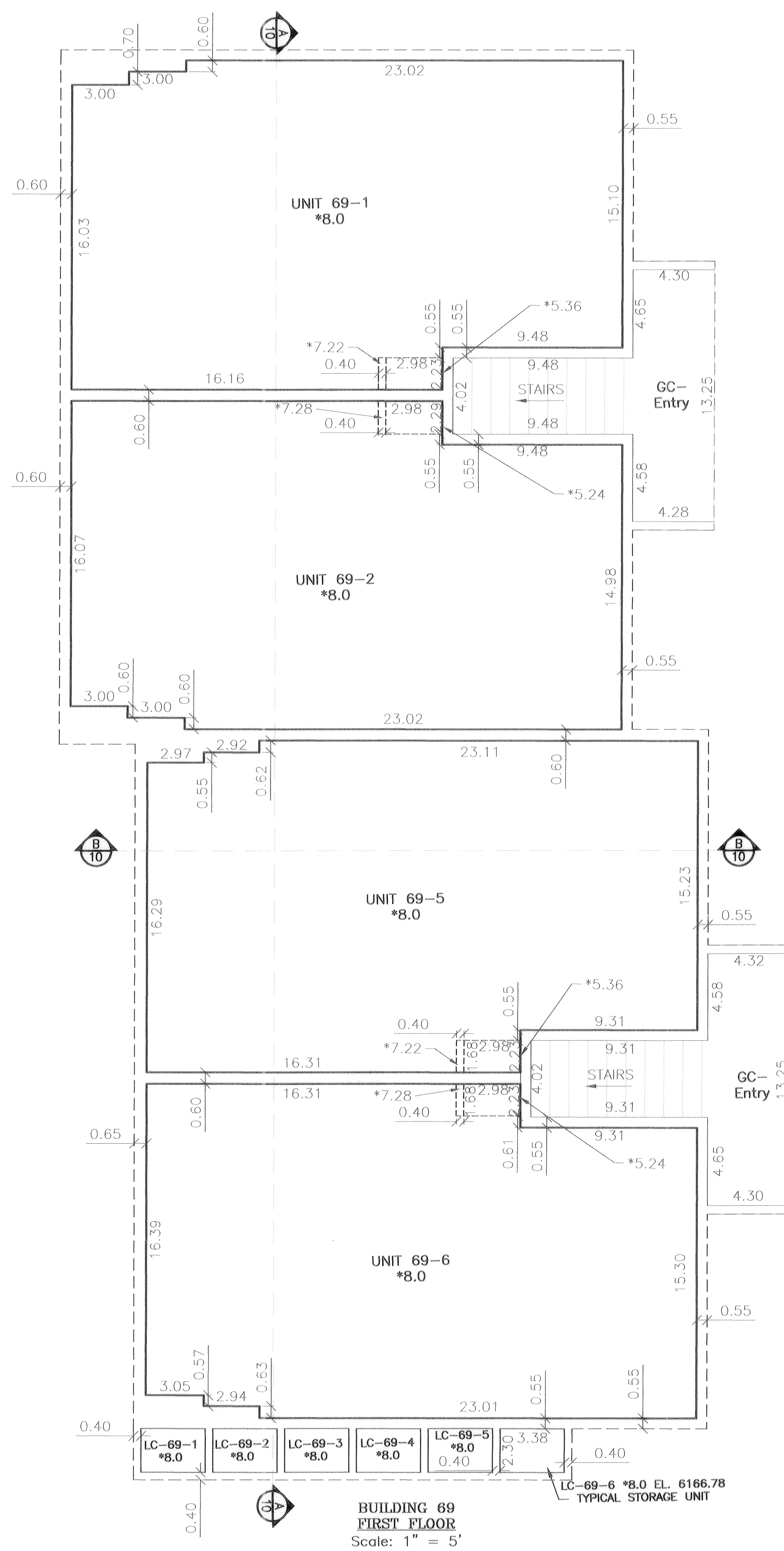
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DRAWING NO	JOB NO	JOB TITLE	DRAWING TITLE	DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	REV.	5/04/07	6/04/07	8/04/07	11/27/07
9 of 10	07-086-01	Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	Final Plat Building 67											

**NELSON  
ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 783-2087



S:\Projects\2007\306-01 Virginian Village Condominiums\Working\306-01 Building 69.dwg - Dec 24, 2007 10:12:47 am PLOTTED BY: kellyr



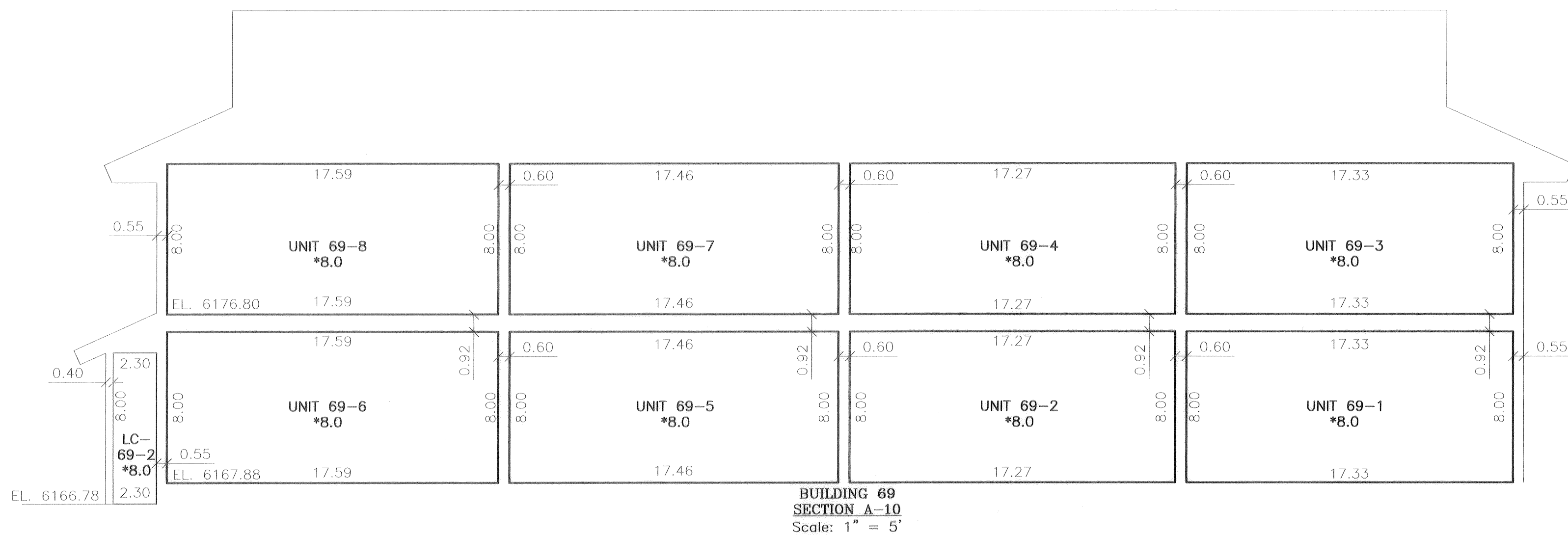
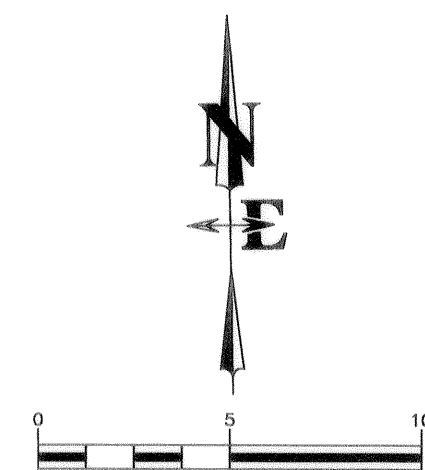
LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

- GC = General Common Element
- LC = Limited Common Element
- = Unit Boundary/Wall line
- - - = Building footprint/foundation line as shown on Sheet 2 of this plat.
- - - - - = change ceiling height
- \*8.0 = Ceiling height above floor elevation
- EL. 6168.92 = Floor Elevation

NOTES:

- The plan views and sections were prepared from architectural plans and from actual measurements.
- Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.



1229

**VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson**

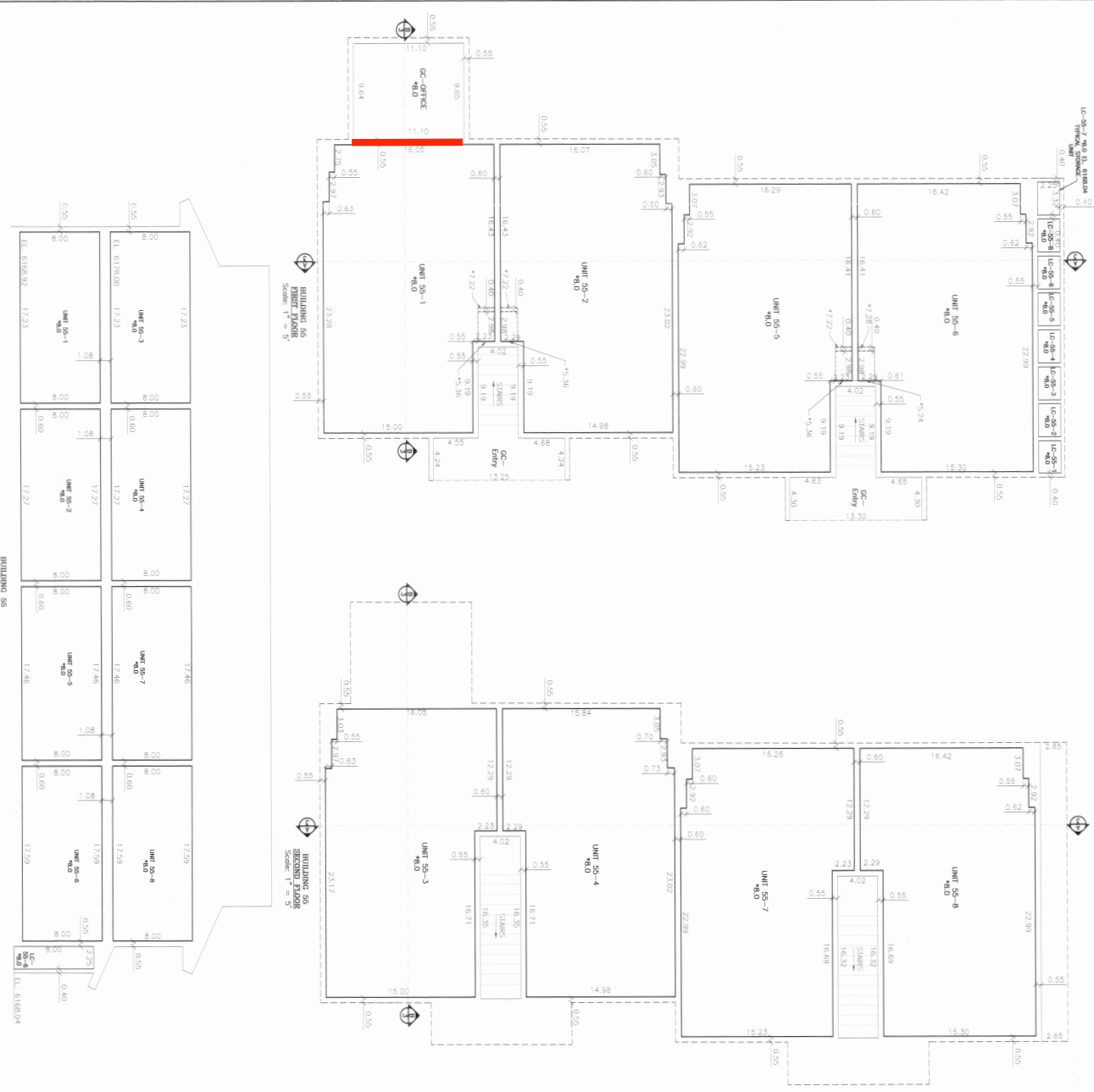
a condominium subdivision of  
**TRACT 11**  
**J. G. SCOTT AND JAMES R. SIMON**  
Subdivision Planning Map  
Map No. T-39

located within the  
SW1/4 NW1/4, Section 33,  
T41N, R116W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DRAWING NO	JOB TITLE	DATE	REV.
10 of 10	Final Plat	5/04/07	6/04/07
JOB NO	Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	ENGINEERED	11/27/07
07-086-01	Building 69	DRAWN	SK
		CHECKED	JRB
		APPROVED	







NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

- LEGEND
- GC = General Common Element
  - LC = Unit Common Element
  - = Building footprint/foundation line as shown on Sheet 2 of this plat.
  - = change ceiling height
  - \*6.0 = Ceiling height above floor elevation
  - EL. 6168.92 = Floor Elevation
  - Red line = Deleted wall/door to combine GC-office with Unit 55-1

NOTES:

1. The plan view and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessary for the building tolerances.

1229

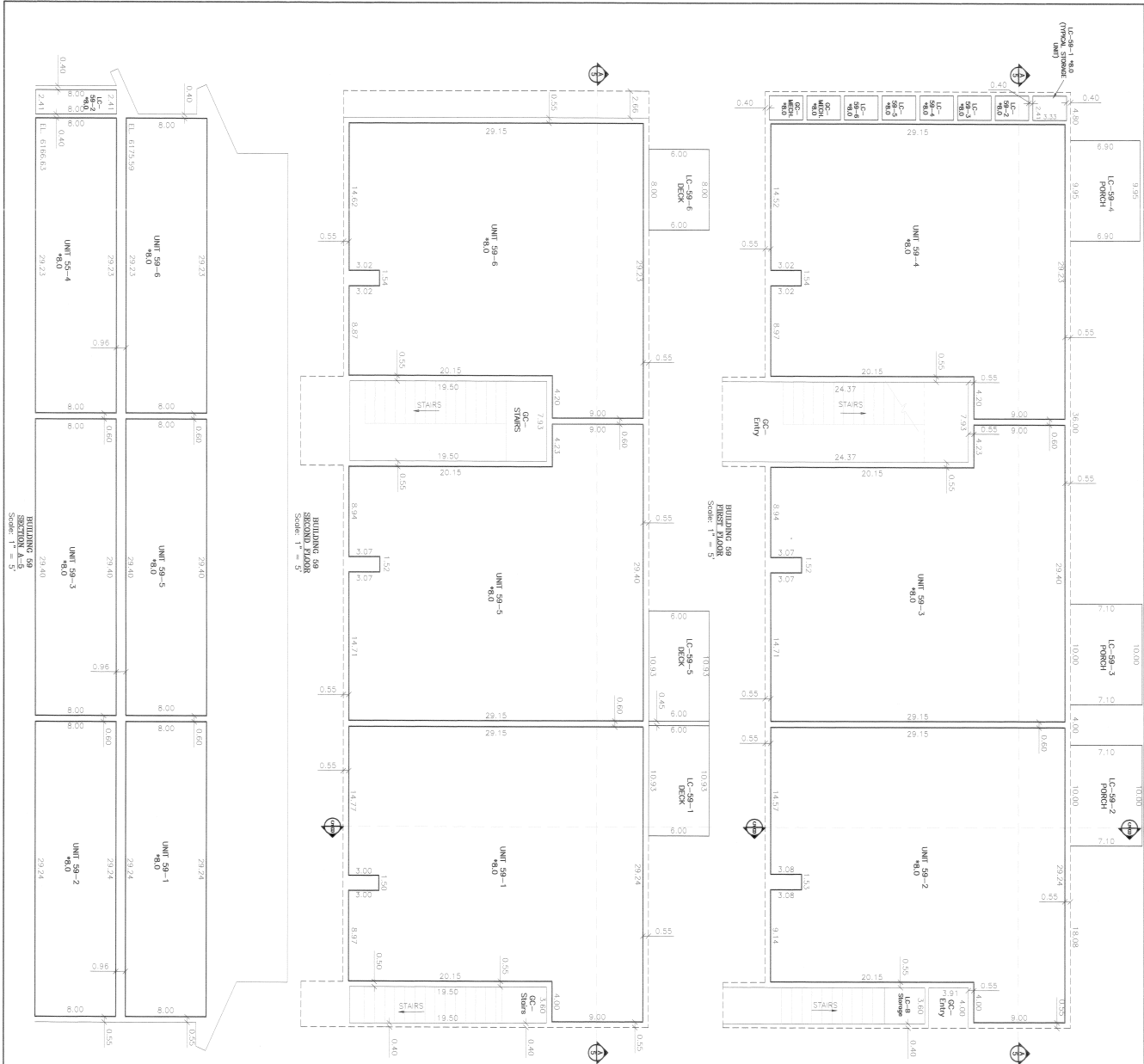
VIRGINIAN VILLAGE  
CONDOMINIUMS  
Addition  
to the Town of Jackson  
a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39  
located within the  
SW1/4 NW1/4, Section 33,  
T41N, R16W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DRAWING NO	3 of 10	JOB TITLE	Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	DRAWING TITLE	Final Plat Building 55	DATE	5/04/07	REV	8/04/07 11/27/07
JOB NO	07-086-01					SURVEYED	LR/LW, SK	ENGINEERED	SK
						DRAWN	SK	CHECKED	JRB
						APPROVED			

**NELSON  
ENGINEERING**  
P.O. BOX 1699, JACKSON WYOMING (307) 733-2087







1229

located within the

SW 1/4 NW 1/4, Section 33,

T4N, R16W, 8th P.M.,

Town of Jackson

Teton County, Wyoming

VIRGINIAN VILLAGE

CONDOMINIUMS

to the Town of Jackson

a condominium subdivision of

TRACT 11

J. G. SCOTT AND JAMES R. SIMON

Subdivision Planning Map

Map No. T-39

DRAWING NO

5 of 10

JOB NO

07-086-01

JOB TITLE

Virginian Village Condominiums

to the Town of Jackson

Teton County, Wyoming

DRAWING TITLE

Final Plat

Building 59

LEGEND

GC = General Common Element

LC = Limited Common Element

--- = Unit Boundary/Wall line

--- = Building footprint/foundation line as shown on Sheet 2 of this plat.

--- = change ceiling height

\*8.0 = Ceiling height above floor elevation

EL. 6168.52 = Floor Elevation

NOTES:

1. The plan, elevations and sections were prepared from architectural plans and from actual measurements.

2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

NOTE: The following terminology is in accordance with the Condominium Act, as amended, Chapter 19-2, as amended, Section 19-2-101 through 19-2-104.

1229

DATE

5/04/07

SURVEYED

LR/LW, SK

ENGINEERED

SK

DRAWN

SK

CHECKED

JRB

APPROVED

REV.

6/04/07

11/07/07

**NELSON**

**ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

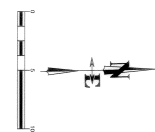
NOTE: The following terminology is in accordance with the Condominium Act, Title 24, Chapter 104, Section 1977, as amended, Section 34-20-101 through 34-20-104.

LEGEND

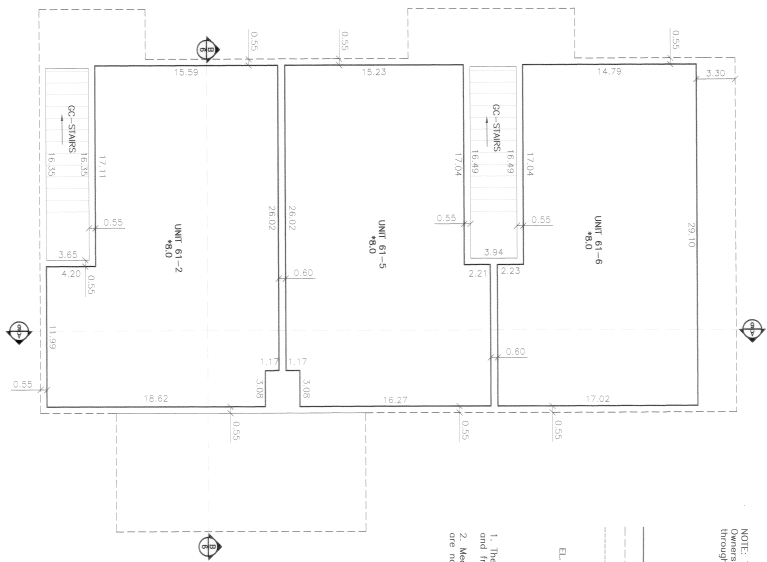
- GC = General Common Element
- LC = Limited Common Element
- = Unit Boundary/Wall line
- = Building Footprint/Foundation line as shown on Sheet 2 of this plot.
- = change ceiling height
- \*8.0 = Ceiling height above four elevation
- EL. 6168.92 = Floor Elevation

NOTES:

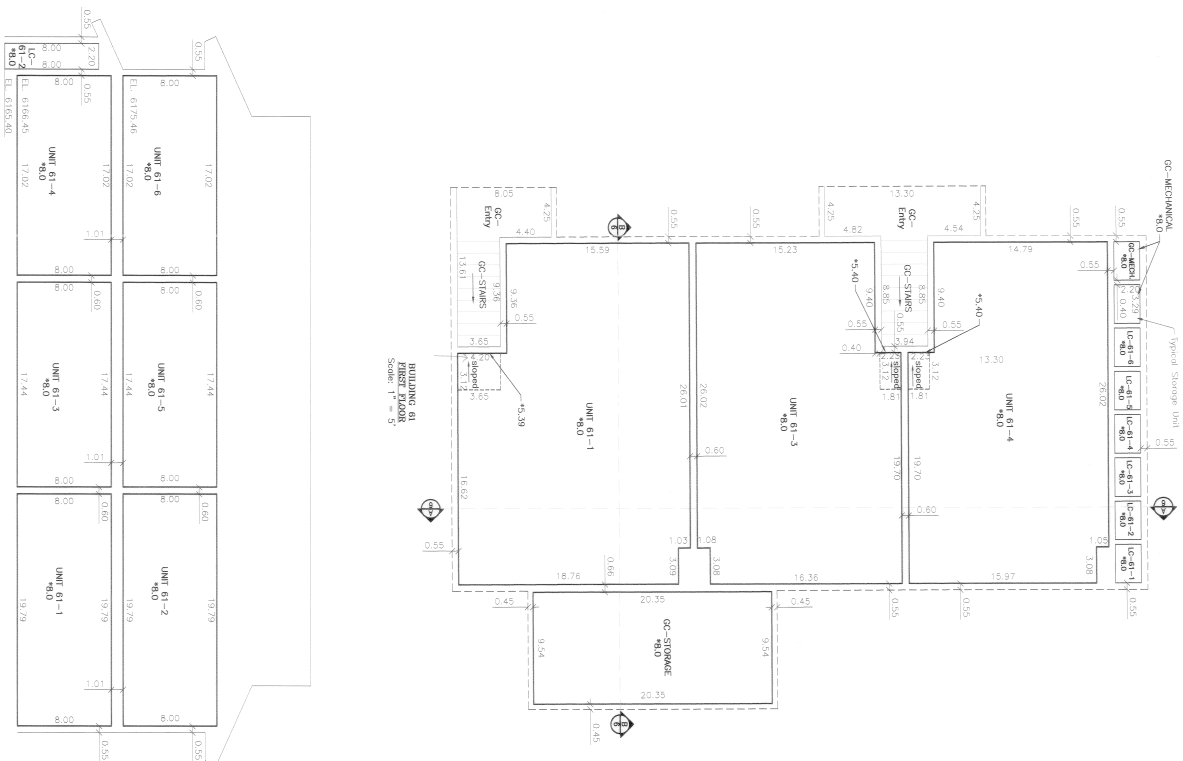
1. The dimensions and sections were prepared from architectural plans and field measurements.
2. Measurement tolerances are for the purpose of correction and are not necessarily the building tolerances.



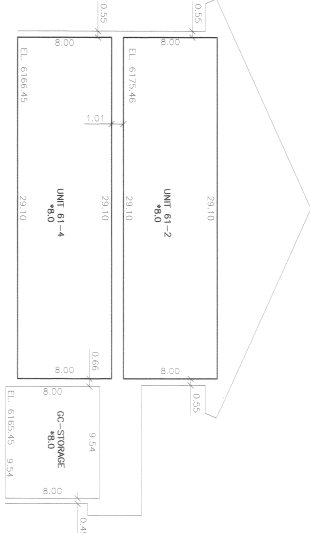
BUILDING 61  
SECOND FLOOR  
Scale: 1" = 5'



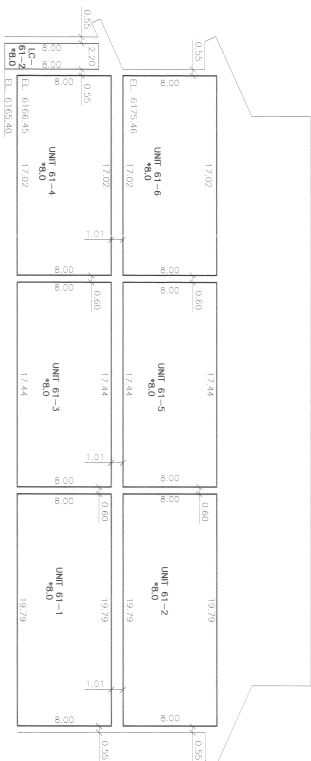
BUILDING 61  
FIRST FLOOR  
Scale: 1" = 5'



BUILDING 61  
SECTION B-6  
Scale: 1" = 5'



BUILDING 61  
SECTION A-6  
Scale: 1" = 5'

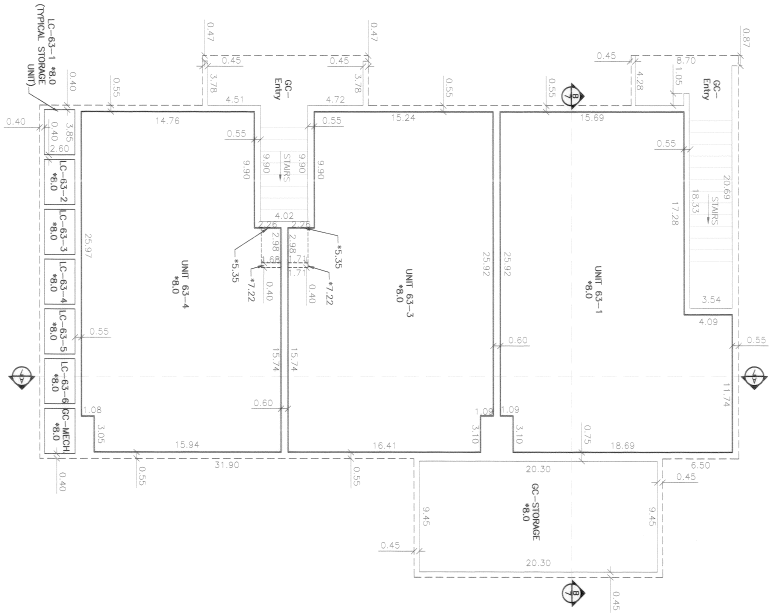


located within the  
SW 1/4 NW 1/4 Section 33,  
T41N R16W 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

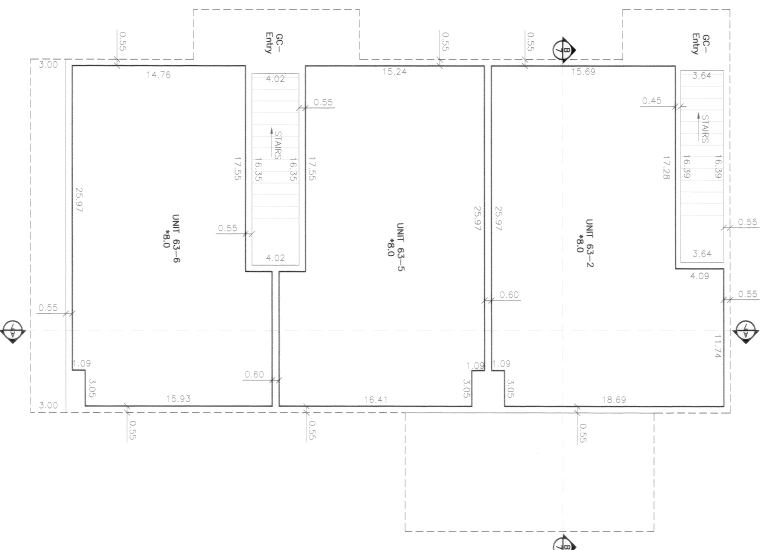
VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson  
a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39

1229

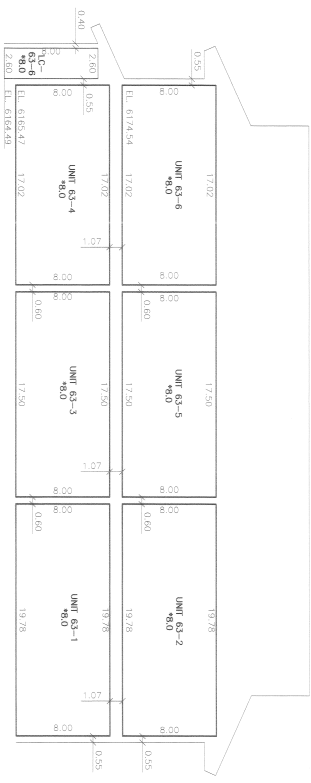
DRAWING NO 6 of 10	JOB TITLE Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	DRAWING TITLE Final Plat Building 61	<div><div><div>NELSON ENGINEERING</div><div>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</div></div><div><div>DATE</div><div>5/04/07</div><div>REV</div><div>6/04/07 11/07/07</div></div><div><div>SURVEYED</div><div>DRAW, SK</div><div>ENGINEERED</div><div></div><div>DRAWN</div><div>SK</div><div>CHECKED</div><div>JRB</div><div>APPROVED</div><div></div></div></div>
JOB NO 07-086-01			



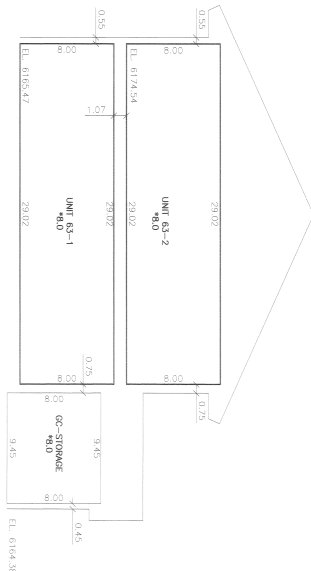
BUILDING 63  
FIRST FLOOR  
Scale: 1" = 5'



BUILDING 63  
SECOND FLOOR  
Scale: 1" = 5'



BUILDING 63  
SECTION A-2  
Scale: 1" = 5'



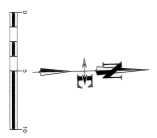
BUILDING 63  
SECTION B-2  
Scale: 1" = 5'

NOTE: The following terminology is in accordance with the Condominium Act, Title 20, Chapter 1, Section 1-101, as amended, Section 34-20-101 through 34-20-104.

- LEGEND
- GC = General Common Element
  - LC = Limited Common Element
  - = Unit Boundary/Wall line
  - = Building Footprint/Foundation line as shown on Sheet 2 of this plot.
  - = change ceiling height
  - \*8.0 = Ceiling height above floor elevation
  - EL. 6184.92 = Floor Elevation

NOTES:

- The plan lines and sections were prepared from architectural plans and from actual measurements.
- Measurement tolerances are for the purpose of correction and are not necessarily the building tolerances.

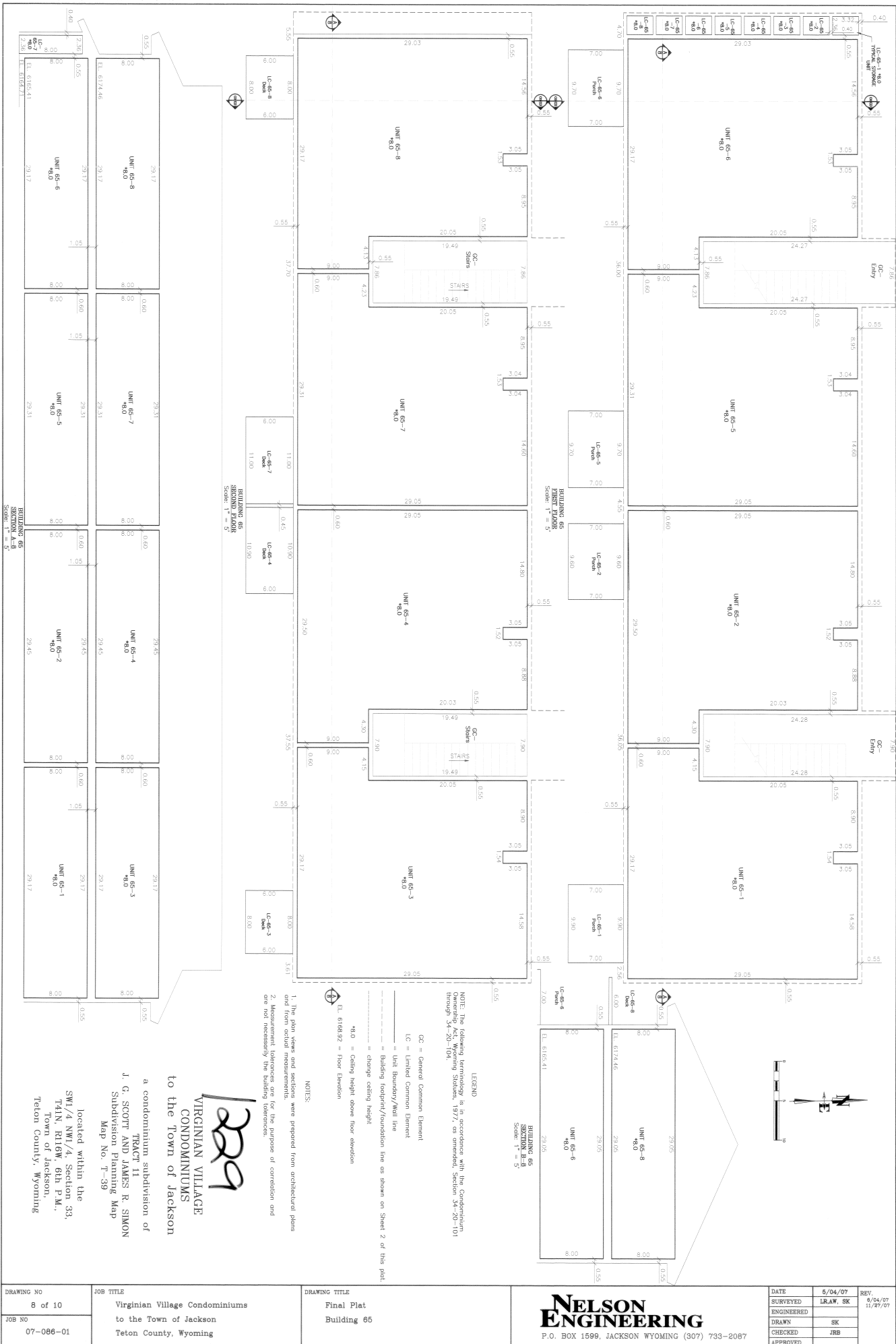


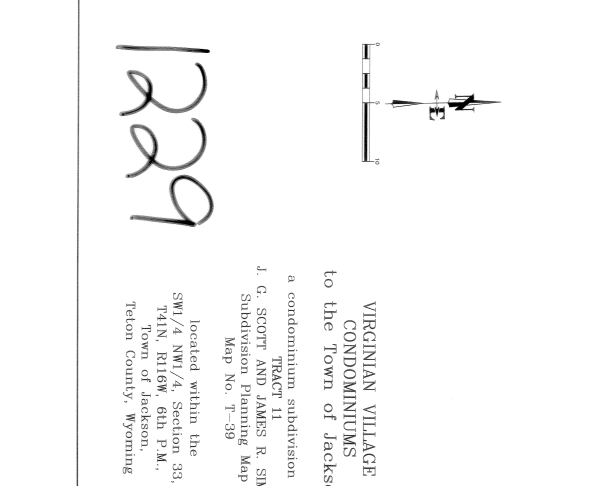
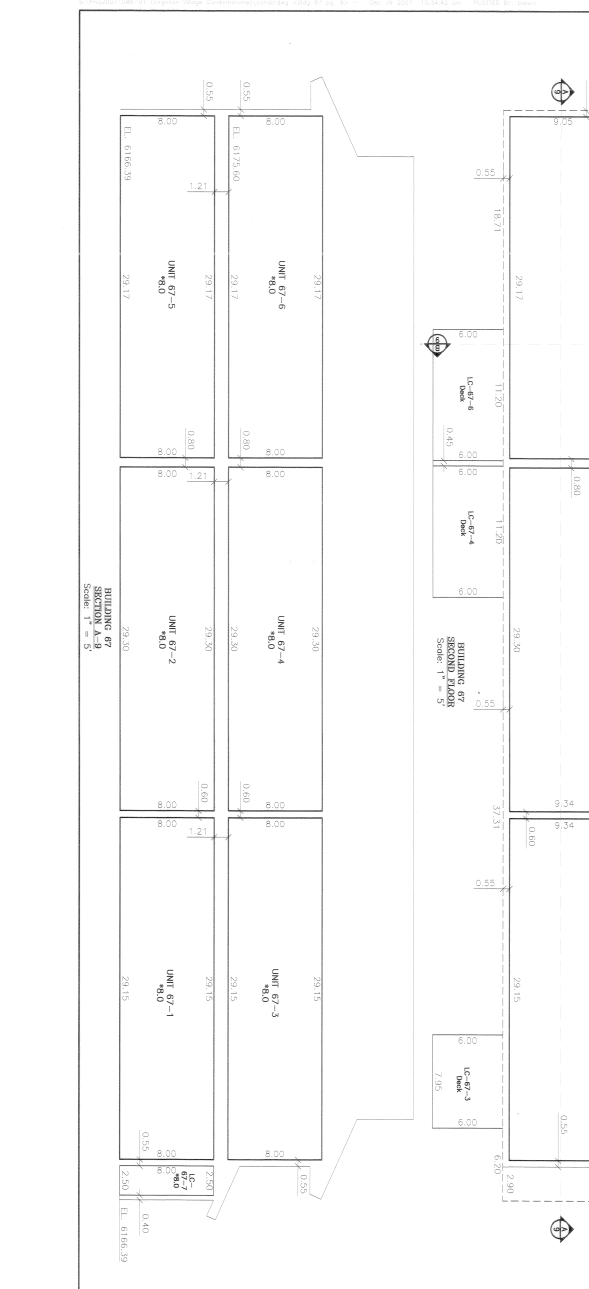
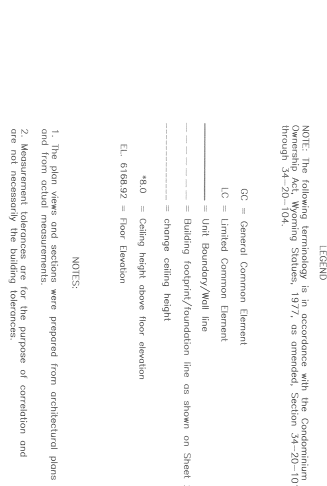
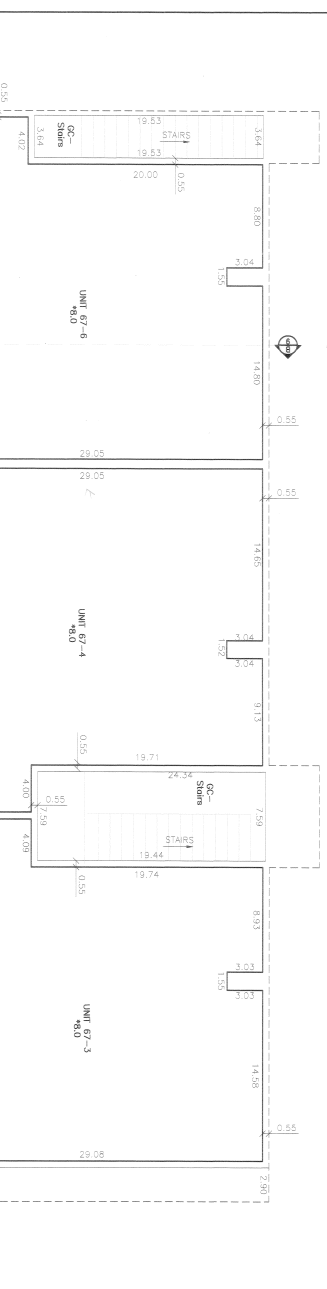
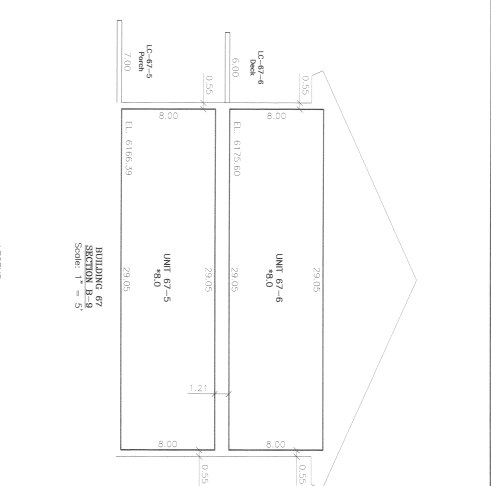
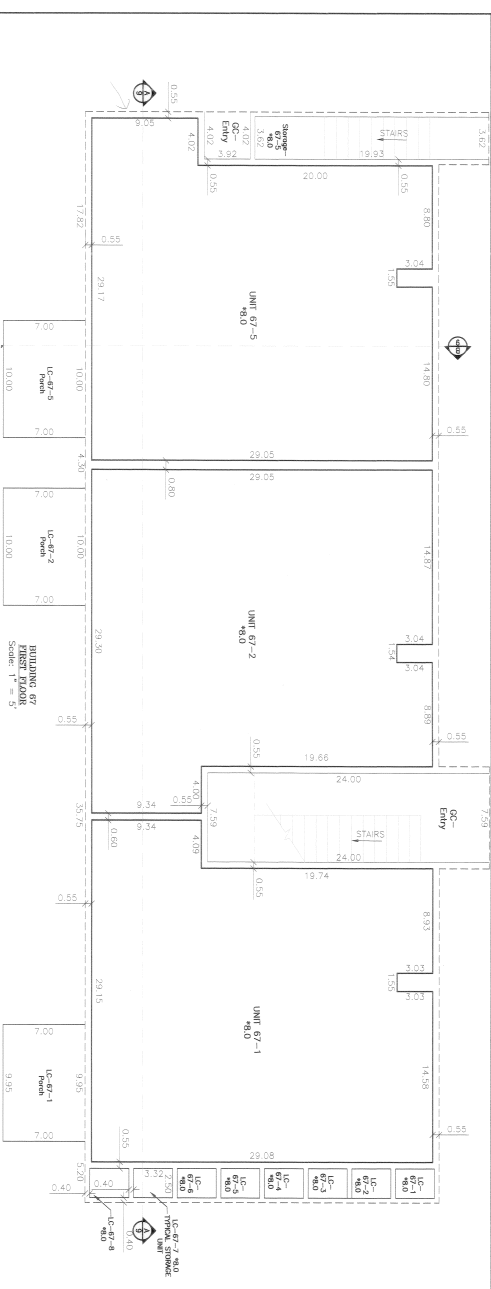
1229

VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson  
a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39  
located within the  
SW 1/4 NW 1/4, Section 33,  
T4N, R16W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

DRAWING NO	7 of 10	JOB NO	07-086-01	JOB TITLE	Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming	DRAWING TITLE	Final Plat Building 63	DATE	5/04/07	REV.	8/04/07 11/27/07
								SURVEYED	DAW, BK	ENGINEERED	BK
								DRAWN	BK	CHECKED	JRB
								APPROVED			

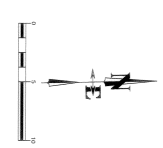
**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087





located within the  
SW 1/4 NW 1/4, Section 33,  
T4N, R16W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

1229



**LEGEND**

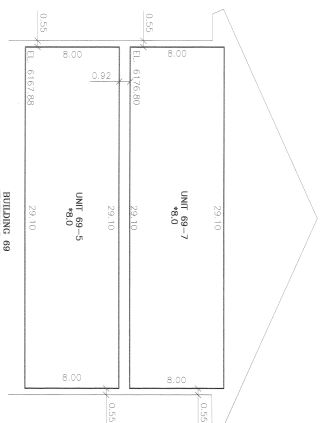
NOTE: The following terminology is in accordance with the Condominium Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

GC = General Common Element  
 UC = Unit Common Element  
 --- = Unit Boundary/Well line  
 --- = Building footprint/foundation line as shown on Sheet 2 of this plat.  
 --- = change ceiling height  
 \*8.0 = Ceiling height above floor elevation  
 EL. 6168.92 = Floor Elevation

**NOTES:**

1. The plan views and sections were prepared from architectural plans and from actual measurements.  
 2. Measurement tolerances are for the purpose of correction and are not necessarily the building tolerances.

VIRGINIAN VILLAGE  
CONDOMINIUMS  
to the Town of Jackson  
a condominium subdivision of  
TRACT 11  
J. G. SCOTT AND JAMES R. SIMON  
Subdivision Planning Map  
Map No. T-39



located within the  
SW1/4 NW1/4, Section 33,  
T41N, R16W, 6th P.M.,  
Town of Jackson,  
Teton County, Wyoming

1229

DRAWING NO	10 of 10
JOB NO	07-086-01

**FOURTH AMENDMENT TO THE  
DECLARATION FOR VIRGINIAN VILLAGE CONDOMINIUMS  
(Amendment Concerning Unit 55-1)**

This Amendment (this "Amendment") to the Declaration for the Virginian Village Condominiums (the "Declaration," as defined below) is made so as to be effective this 17<sup>th</sup> day of September, 2021 (the "Effective Date"), by Bedford Virginian, Inc., the Declarant (as successor to Baetis, LLC) under the Declaration, and pursuant to 13.1 of the Declaration, hereby amends the Declaration as follows:

**WITNESSETH:**

WHEREAS, the Declarant executed and recorded in the land records of Teton County, Wyoming, on January 16, 2008 in Book 688 of Photo, pages 359-393, a certain Declaration For Virginian Village Condominiums in Jackson, Teton County, Wyoming (the "Declaration"), and also recorded in the land records of Teton County that certain Plat 1229 on the same date (the "Plat") ; and

WHEREAS, the Declarant later executed and recorded in the public records of Teton County, Wyoming, on October 26, 2016 in Book 933, pages 265-272 a First Amendment to Declaration for Virginian Village Condominiums ("First Amendment"); and

WHEREAS, the Declarant later executed and recorded in the public records of Teton County, Wyoming, on September 5, 2017 as Document 0935001 a Second Amendment To Declaration For Virginian Village Condominiums ("Second Amendment"); and

WHEREAS the Virginian Village Condominiums Homeowners Association (the "Association") later executed and recorded in the public records of Teton County, Wyoming, on February 25, 2020 as Document 0986594 a Third Amendment To Declaration For Virginian Village Condominiums ("Third Amendment"); and

WHEREAS, Griffin Post (hereinafter "Owner") is an Owner and Member of the Association as defined by the Declaration, and presently owns title to Unit 55-1 (the "Unit") within the Association, pursuant to that Special Warranty Deed to Owner dated August 13, 2019 and recorded in the Land Records of Teton County on August 14, 2019 as Document No. 0975314;

WHEREAS, Prior to Owner's purchase of the Unit, it was the undersigned Declarant's intention to amend the Association's Declaration and Plat to reflect that the general common element office ("GC-Office") bordering and adjacent to the Unit, as depicted on the Plat and Exhibit C to the Declaration, is part of the Unit and to amend the legal description of the Unit to include the GC-Office; and

WHEREAS, Undersigned Declarant conducted the physical work and remodel in order to physically join and combine the Unit and GC-Office, but inadvertently did not amend the Association's Declaration, the Plat or the legal description of the Unit to reflect GC-Office as part of the Unit;

WHEREAS, Declarant no longer owns property within the Association or subject to the Declaration, but retains the power and right to amend the Declaration to "enable any reputable title insurance company to issue title insurance coverage on the Units," pursuant to Section 13.1 of the Declaration;

GRANTOR: VIRGINIAN VILLAGE CONDOMINIUMS  
GRANTEE: THE PUBLIC  
Doc 1024444 Filed At 12:31 ON 09/17/21  
Maureen Murphy Teton County Clerk fees: 61.00  
By Vicki Carpenter Deputy Clerk



WHEREAS, prior to the recording of this Amendment, Owner was unable to secure title insurance coverage from a reputable title insurance company insuring title to the Unit as it was intended to be conveyed to Owner;

WHEREAS, Pursuant to the authority vested with Declarant under Section 13.1 of the Declaration, Declarant wishes and desires now to amend the Declaration in order to adjust the legal description of the Unit and GC-Office so that GC-Office is included within the legal description of the Unit, and to convey, grant and warrant to Owner the Association's right and title to GC-Office and so that the real property comprising GC-Office is forever included within the legal description of the Unit and so that Owner may secure title insurance coverage to the Unit;

WHEREAS, Declarant has the ability and right to effectuate the foregoing pursuant to Section 13.1 of the Declaration, which establishes that even after Declarant has granted all of its rights within the Association, "Declarant may unilaterally amend this Declaration if such amendment is necessary to... (ii) enable any reputable title insurance company to issue title insurance coverage on the Units."

#### **AMENDMENT**

NOW, THEREFORE, based upon the foregoing, the Declarant hereby amends the Declaration as follows:

1. Exhibit C of the Declaration is hereby amended to reflect that Unit 55-1 and the general common element office ("GC-Office") both comprise Unit 55-1 and that the Owner of Unit 55-1 will own GC-Office bordering and adjacent to Unit 55-1 as part of Unit 55-1. All references to GC-Office or the real property comprising the same within the Declaration are hereby amended to include GC-Office within and as part of Unit 55-1. Any amendment to the Declaration otherwise necessary to effectuate a corresponding amendment to the Plat is also hereby adopted.
2. Drawings depicting the floor plan and perimeter of Unit 55-1 following the recording of this Amendment are attached hereto as Exhibit 1 and made a part hereof.
3. The Declarant intends by the recording of this Amendment to amend and supplement the Declaration. The Declaration shall remain in full force and effect following the recording of the Amendment except as modified herein. Capitalized terms used herein, which are not defined herein, shall have the same meanings as set forth in the Declaration and Amendments thereto. Other capitalized terms shall be defined as set forth above.

**SIGNATURE AND ACKNOWLEDGMENT TO FOLLOW**

IN WITNESS WHEREOF, the undersigned has executed this Amendment the date and year first written above.

**DECLARANT:**

Bedford Virginian, Inc.,  
a California corporation

By: [Signature]  
Erik Bedford, its Vice President

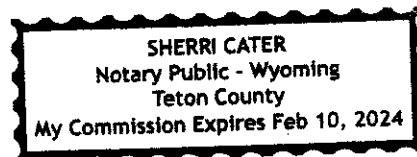
STATE OF Wyoming )  
COUNTY OF Teton ) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2021, by Erik Bedford, as Vice President of Bedford Virginian, Inc., a California corporation.

Witness my hand and official seal.

[Signature]

Notary Public for Wyoming  
My commission expires: February 10, 2024



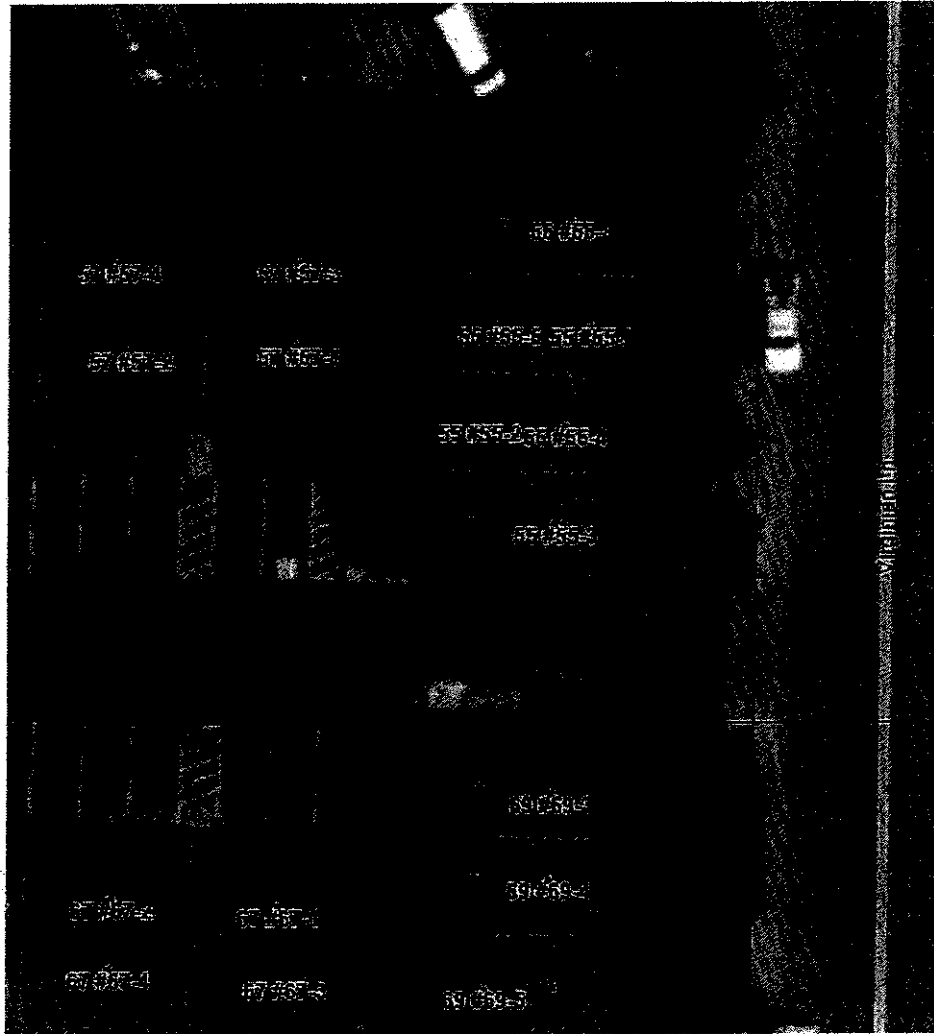


EXHIBIT  
1

