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**FIRST SUPPLEMENTAL
CONDOMINIUM DECLARATION
for
199 EAST PEARL
CONDOMINIUM
ADDITION TO THE
TOWN OF JACKSON**

Grantor: PEARL WILLOW INVESTORS LLC
Grantee: THE PUBLIC
Doc 0617493 bk 543 pg 185-189 Filed at 1:13 on 03/04/04
Sherry L Daigle, Teton County Clerk fees: 23.00
By MARY D ANTHOBUS Deputy

Upon recording, please return to:

**Christopher Hawks, P.C.
P.O. Box 1495
220 South King Street
Jackson, WY 83001**

**FIRST SUPPLEMENTAL
CONDOMINIUM DECLARATION**

FOR

**199 EAST PEARL CONDOMINIUM ADDITION
TO THE TOWN OF JACKSON**

ARTICLE ONE

This First Supplemental Condominium Declaration ("Supplemental Declaration") for 199 East Pearl Condominium Addition to the Town of Jackson is made this 4th day of March, 2004, by PEARL WILLOW INVESTORS LLC, a Wyoming limited liability company (the "Declarant"), pursuant to the Condominium Ownership Act, Wyoming statute § 34-20-101 et seq. (the "Act").

1.1 Purpose and Intent. The Declarant, as the owner of the real property located in the Town of Jackson, County of Teton, and State of Wyoming, legally described as 199 East Pearl Condominium Addition to the Town of Jackson according to that plat recorded in the Office of the Teton County Clerk on February 17, 2004 as Plat No. 1107, together with all buildings and improvements constructed or located thereon, and all rights, privileges, easements and appurtenances belonging to or in any way pertaining to said real property (the "Real Property"), and pursuant to the provisions of Section 16.1 of the Declaration, intends by the recording of this Supplemental Declaration to supplement and amend the Condominium Declaration for 199 East Pearl Condominiums recorded in the Office of the Teton County Clerk on the 17th day of February, 2004 in Book 541 of Photo at Pages 260 to 295 (the "Declaration") The Declaration shall remain in full force and effect following the recording of the Supplemental Declaration except as amended and supplemented herein.

1.2 Binding Effect. The Real Property and any additional property which is made a part of the 199 East Pearl Condominium Owners Association in the future by filing one or more additional Supplemental Declarations in the Public Records, shall be owned, conveyed and used subject to all of the provisions of this Supplemental Declaration, which shall run with the title to such property. This Supplemental Declaration shall be binding upon all Persons having any right, title, or interest in any portion of the Real Property, their heirs, successors, successors-in-title, and assigns. The Real Property is made subject to the Supplemental Declaration only for purposes of the exercise of the powers set forth herein as against those properties. To the extent the any part of the Real Property is not already subject to the Declaration, the recording of the Supplemental Declaration shall not further subject those properties to the provisions of the Declaration except as specifically provided for herein.

This Supplemental Declaration shall be enforceable in perpetuity by the Declarant, the 199 East Pearl Condominium Owners Association, any Owner, and their respective legal representatives, heirs, successors, and assigns.

1.3 Definitions. Capitalized terms used herein which are not defined herein shall have the same meanings as set forth in the Declaration and the Governing Documents.

ARTICLE TWO – AMENDED DECLARATION

2.1 Correction to Exhibit. Exhibit "A" of the Declaration shall be deleted in its entirety and replaced with **Exhibit "A"** attached hereto and incorporated herein by reference.

ARTICLE THREE – SUPPLEMENTAL DECLARATION

3.1 Assignment of Parking Spaces. Pursuant to Sections 3.13 and 6.16 of the Declaration, Declarant hereby assigns Parking Spaces to Units as depicted in **Exhibit "B"** attached hereto and incorporated herein by reference. Any Parking Spaces not assigned to specific Units thereon shall be reserved to Declarant until such time as Declarant assigns such Parking Spaces to specific Units.

IN WITNESS WHEREOF, the undersigned has executed this Supplemental Declaration as of the day and year first above written.

PEARL WILLOW INVESTORS LLC, a
Wyoming limited liability company

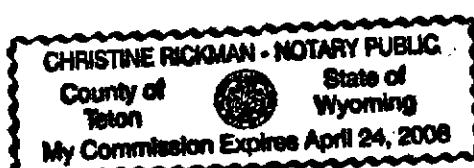
By

John O. Carney, Jr.
Its: Managing Member

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 4th day of
March, 2004, by John O. Carney, Jr. as Managing Member of PEARL WILLOW
INVESTORS LLC, a Wyoming limited liability company.

Witness my hand and official seal.



Christine Rickman
Notary Public
My commission expires: 4-24-2006

EXHIBIT "A"
TO FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION

**199 East Pearl Condominiums
Common Elements Ownership
Owner Association Information**

Unit	Ownership Percentage of Residential Limited Common Elements	Ownership Percentage of Commercial Limited Common Elements	Ownership Percentage of General Common Elements
100 Deed Restricted	4.0%	0%	2.5%
101	0%	27.5%	9.5%
102	0%	19.0%	6.5%
103	0%	43.5%	15.0%
104	0%	10.0%	3.5%
201	15.0%	0%	10.0%
202	16.0%	0%	10.5%
203	11.5%	0%	7.5%
204	11.5%	0%	7.5%
205 Deed Restricted	5.0%	0%	3.5%
206 Deed Restricted	5.5%	0%	3.5%
301	16.0%	0%	10.5%
302	15.5%	0%	10.0%

199 East Pearl

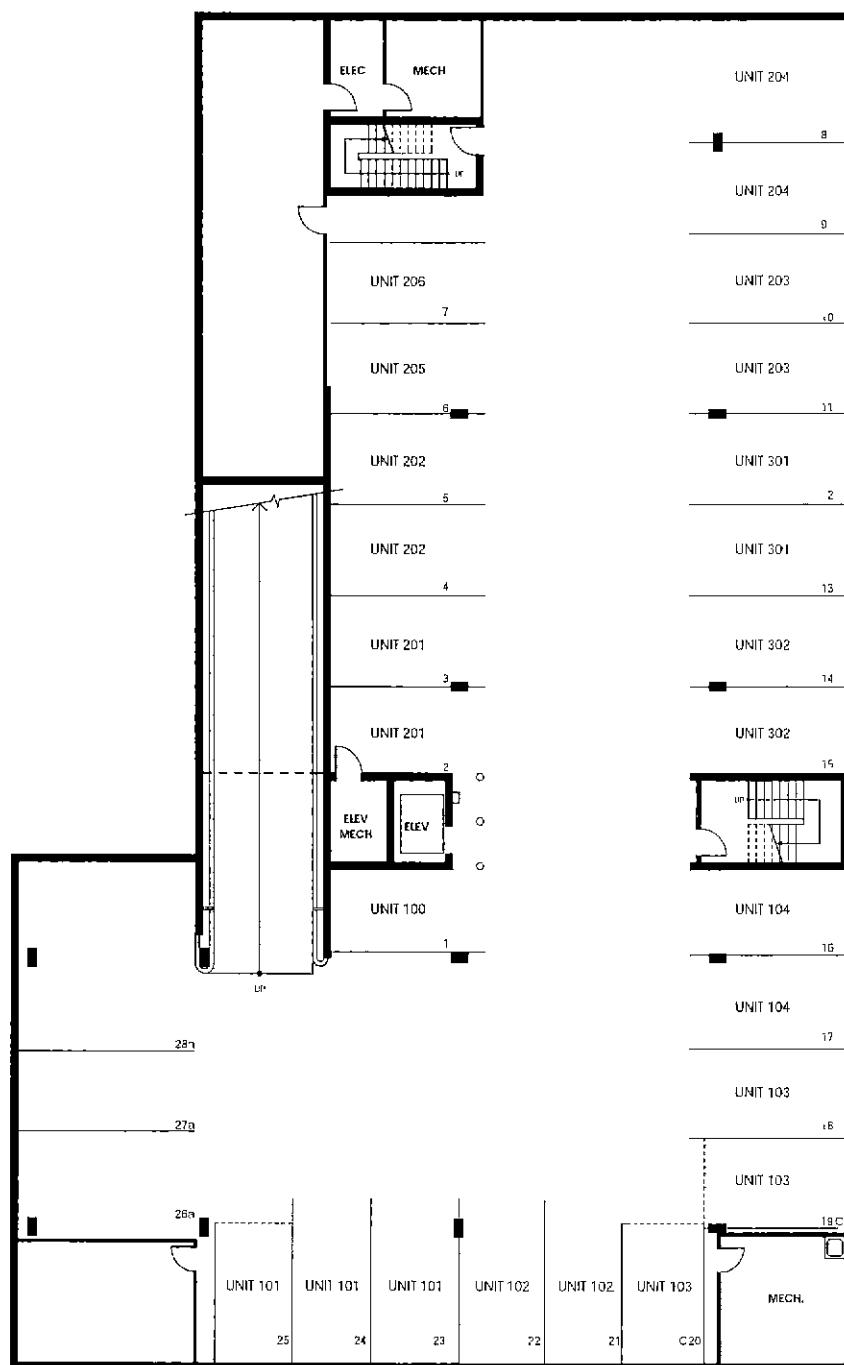
Jackson, Wyoming

CARNEY ARCHITECTS

EXHIBIT "B"

September 2003

TO FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION



Garage Level Plan