

**Second Amendment to the  
Fourth Amendment to Master Declaration of Protective Covenants  
and Master Development Guidelines  
for Teton Springs Golf and Casting Club dated April 8, 2005**

This Second Amendment to the Fourth Amendment to Master Declaration of Protective Covenants and Master Development Guidelines for Teton Springs Golf and Casting Club dated April 8, 2005 (this "Amendment") is made by the Teton Springs Home Owners' Association, Inc. (the "HOA").

WHEREAS, on April 8, 2005 that certain Fourth Amendment to Master Declaration of Protective Covenants and Master Development Guidelines for Teton Springs Golf and Casting Club was recorded in the Teton County, Idaho Clerk's Office as Instrument No. 167362, which was a restatement of all previous declarations, which was amended by that certain Amendment to the Fourth Amendment to Master Declaration of Protective Covenants and Master Development Guidelines for Teton Springs Golf and Casting Club dated April 8, 2005, recorded on April 22, 2016 as Instrument No. 240562 (the "Declaration")

WHEREAS, pursuant to the Declaration, the Executive Board of the HOA (the "Board") governs certain aspects of the Teton Springs Golf and Casting Club development in Teton County, Idaho.

WHEREAS, pursuant to Article 13, Section 13.3 amendments to the Declaration may be made in certain circumstances by the vote or agreement of lot and unit owners to which more than fifty percent (50%) of the votes in the Association are allocated.

WHEREAS, the Board believes it is in the best interests of the HOA to amend Article 2 section 2.8 regarding the definition of a "Building Envelope" in order to create consistency with past practices and to provide for the more uniform development of the Mountain Meadows phase.

WHEREAS, the Board caused a "Ballot for Proposed amendment to Article 10.14" to be circulated to the HOA, proposing to remove Article 10.14 of the Declaration.

WHEREAS, on or about the 11th day of February, 2025, the requisite vote to make this Amendment was obtained by the HOA.

NOW THEREFORE, the HOA has amended Article 2, Section 2.8 regarding the definition of a "Building Envelope" follows:

**2.8 Building Envelope.** "Building Envelope" means that portion of each Lot which is depicted and designated as the Building Envelope on a building envelope map. All structural Improvements, including roof overhangs\*, shall be located within the Building Envelope on a Lot, except that with the prior Development Review Committee approval in each instance, driveways, walks, decks, patios, pathways, other similar features, fences, underground utilities, irrigation and drainage systems, and landscaping may be located outside the Building Envelope.

\*Notwithstanding the foregoing or any other language contained in this Master Declaration, roof overhangs shall be permitted to protrude by up to two feet (2') outside of the Building Envelope on all Lots located in Mountain Meadows, being described as all of Blocks 20 through 26, Phase 6 (Mountain Meadows) Teton County, Idaho as per the plat recorded August 23, 2005 as instrument no. 170402.

This Amendment is hereby executed as of the 6th day of March, 2025 by the President and Secretary of the Teton Springs Home Owners' Association, Inc. By executing this Amendment the undersigned certify that the requisite vote to make this Amendment was obtained by the HOA.

*Signature page follows.*

Jim Wunsch, President

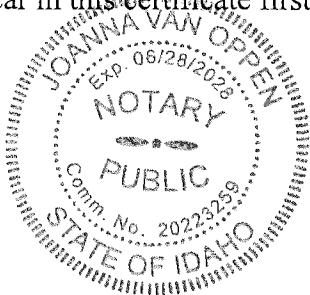
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Mark Galyon, Secretary

STATE OF IDAHO )  
 ) ss.  
County of Teton )

On this 24th day of February, 2025, before me Joanna van Oppen personally appeared Jim Wunsch, known or identified to me, subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC FOR IDAHO

NOTARY PUBLIC FOR IDAHO  
Residing at 20 Cedron Rd., Ste. 201, Victor, ID  
My Commission Expires June 28, 2028

STATE OF KANSAS )  
 )  
 County of Sedgwick )

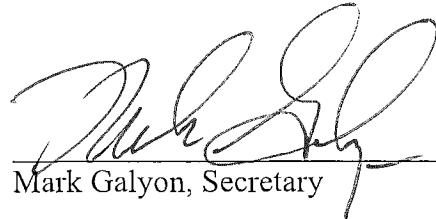
On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, personally appeared Mark Galyon, known or identified to me, subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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NOTARY PUBLIC FOR IDAHO  
Residing at 20 Cedron Rd., Ste. 201, Victor, ID  
My Commission Expires June 28, 2028

Jim Wunsch, President



Mark Galyon, Secretary

STATE OF IDAHO )  
                          )  
                          ) ss.  
County of Teton      )

On this 24th day of February, 2025, before me Joanna van Oppen personally appeared Jim Wunsch, known or identified to me, subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

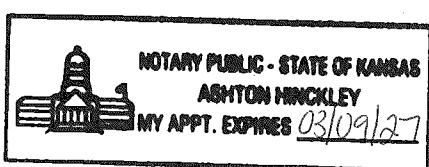
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NOTARY PUBLIC FOR IDAHO  
Residing at 20 Cedron Rd., Ste. 201, Victor, ID  
My Commission Expires June 28, 2028

STATE OF KANSAS      )  
                          )  
                          ) ss.  
County of Sedgwick    )

On this 16 day of March, 2025, before me,  
ASHTON HINCKLEY, personally appeared Mark Galyon, known or identified to me, subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Ashton Hinckley  
NOTARY PUBLIC  
Residing at: 4657 N Sandplum Ct. Wichita KS 67205  
My Commission Expires: MARCH 9, 2027