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Date: Friday, September 23, 2022 at 9:14 AM

To: Kevin Gregory <kevin@lgrlegal.com>

Subject: Short Summary of Meeting between Stage Stop and Rafter J HOA Board / Lot 333 Use

At the direction and suggestion of the Teton County Board of County Commissioners, certain HOA Board members and representatives of Stage Stop met in person on August 18, 2022 to generally discuss Stage Stop's plans for the Legacy Lodge site (Lot 333) and Rafter J HOA concerns. After lengthy discussion, the HOA Board agreed that it would provide a venue for Stage Stop to propose and present a CCR amendment which would allow residential use at Legacy Lodge/Lot 333 (currently Lot 333 is restricted to commercial use). The Board will not take an official position on Stage Stop's proposed amendment to the CCRs but, as an owner of a lot within Rafter J Ranch, Stage Stop has a right like any other owner to present proposed amendments to the CCRs. All parties agreed that Stage Stop would consider submitting a proposal to amend the CCRs to allow residential use on Lot 333 while reserving all rights prior to the Sept 20 BOCC meeting and all parties would further consider the pros/cons of submitting a declaratory judgment action to the Teton County District Court so that a court could rule on whether or not Stage Stop's proposed use is commercial or residential.

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