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November 10, 2022

VIA Email Only

Stage Stop, Inc.  
c/o Stefan J. Fodor  
Fodor Law Office, PC  
[stefan@fodorlaw.com](mailto:stefan@fodorlaw.com)

Re: Lot 333, Rafter J Ranch Subdivision;  
Amendment to Rafter J CCRs following CUP

My Client: Board of Directors of Rafter J Ranch Homeowners Association

Dear Stefan,

This letter is sent following Stage Stop, Inc.'s ("Stage Stop") successful approval of its conditional use permit ("CUP") by the Teton County Board of County Commissioners<sup>1</sup> ("BOCC"), in order to permit Stage Stop to convert the Legacy Lodge, located on Lot 333 of the Rafter J Ranch Subdivision, into residential apartment units. My client, the Board of Directors of the HOA, is prepared to coordinate with Stage Stop in order to bring a proposed amendment to the CCRs before the HOA's membership for a vote on whether to permit the proposed residential apartment usage.

As noted in your September 29, 2022 letter to the BOCC and confirmed to the BOCC since that letter, "[t]he applicant is willing to commence the CCR amendment process **if the CUP is approved**. Any application to amend the CCRs would occur only if the CUP is approved." (emphasis in original). Now that the CUP has been approved, the Board remains ready and willing to carry out its obligations to Stage Stop and to submit a proposed CCR amendment on the issue to the membership, to distribute information, and to call and host any meetings on the issue necessary and appropriate in order to bring Stage

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<sup>1</sup> Subject to the condition of the BOCC's approval that the CUP will not go into effect until and unless the pending appeal of the BOCC's decision with respect to Stage Stop's PUD amendment, brought by the "Friends of Rafter J," is resolved, including expiration/exhaustion of any applicable appeal deadlines. My clients believe this condition will afford Stage Stop time and the ability to devote its attention to properly pursuing the CCR amendment needed.

Stop's proposed CCR amendment to a vote of the HOA's membership. The HOA is simply waiting on Stage Stop's petition, signed by 50 HOA members in support, pursuant to Article XII, Section 3 of the CCRs.

Will you please let me know when Stage Stop anticipates presenting its proposed amendment with 50 signatures to the Board? The Board's next meeting is scheduled for November 29, 2022 and the Board is hopeful that it can make progress on this matter and provide an update to the HOA at that time. I am also available before that date to discuss or answer any questions that Stage Stop may have of the Board.

Thank you for your time and attention to these matters. I am available to speak should you wish to discuss further.

Very truly yours,

*/s/ Kevin P. Gregory*

Kevin P. Gregory