

DISCLOSURE STATEMENT

551302

FOR

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ORIVA HILLS SUBDIVISION

This disclosure statement has been prepared in an effort to provide general information to the Public related to the construction and maintenance of improvements and condition of services that are to be provided within this subdivision. This document shall be kept at the County Clerk's Office and shall be available upon request to the Public. The developer is Oriva Hills Development, Inc.

Drawings and specifications for the improvements have been reviewed and approved by all applicable governmental agencies. All technical information and design drawings are kept on file and may be reviewed by the Public at the County Engineer's Office.

Persons buying lots, hereafter referred to as buyers, will become members of a homeowners association known as Oriva Hills Homeowners Association. Buyers will be given one vote for each lot purchased.

Construction, operation, and/or maintenance, and financial responsibilities for the following improvements and/or services for this subdivision are described as follows:

1. ROADS

The access roads within this subdivision will be constructed by developer. The roadways will be graded to the alignment and cross section as shown on the design drawings, and will be surfaced with scorio material.

The right-of-way for new roads in this subdivision will measure 60 feet in width. The right-of-way for existing county roads in this subdivision will measure 100 feet in width.

Access roads and drainage culverts to each lot from the main road within the subdivision will be the responsibility of the buyer. Maintenance and snow removal will be done through the association and paid for by fees charged monthly on each lot. The buyers will be responsible for the maintenance of and the removal of snow

from their respective approaches to the roadway.

2. WATER SUPPLY

There is no public water supply for this subdivision. The water supply and well will be the individual buyer's responsibility.

3. SEWAGE DISPOSAL

Sewage disposal shall be by private septic system, designed in accordance with Campbell County Regulations, and inspected by the Campbell County Engineers Office. Sewage permits are required and can be obtained from the County Engineers Office. No disposal systems have been installed by the developer.

4. RESTRICTIVE COVENANTS

Enforcement of the Covenants shall be by individual buyers, the Oriva Hills Homeowners Association, and/or by an adjacent buyer or developer. The County has no authority for enforcement, except as noted within these covenants.

5. ASSOCIATION FEES

Each lot or lots owner and/or buyer under an Agreement for Warranty Deed shall become a member of the Oriva Hills Homeowners Association and shall be subject to the annual assessment per lot for the use and maintenance of the streets, roads, signs, lighting, and culverts in this subdivision. Such annual assessment shall be set by the By-Laws of said Association. All such assessments that are not paid when due shall become a lien on the land and shall remain a lien until fully paid. Oriva Hills Homeowners Association, its successors and assigns shall have the right and power to bring any action necessary to collect such assessment and to enforce said lien.

6. G A R B A G E D I S P O S A L

Garbage disposal will be the responsibility of each buyer and shall not be allowed to accumulate thereon.

7. T E L E P H O N E S E R V I C E

Telephone service to the subdivision will be provided to the property line of each lot by the developer. Individual hook-up charges will be the responsibility of the buyer. Phone service will be available within 5 years from the date of final plat filing.

8. C A B L E T E L E V I S I O N

At the present time there is no cable television at or near this subdivision. If it should become available, it will be the responsibility of the buyer to obtain the service.

9. R O A D A N D T R A F F I C C O N T R O L S I G N S

Road and traffic control signs will be installed by the developer at his expense and maintained by the homeowners association.

10. C U L V E R T S A N D D R A I N A G E

The developer will install culverts as necessary to provide drainage accross roadways. The individual buyers will be responsible to provide and install culverts for drainage at their respective lot approaches. The common culverts at the lot under the roadway will be maintained by the homeowners association. Culvert sizes and specifications will be on file at the County Engineers Office.

11. Z O N I N G

Subdivision is to be zoned RR (see Campbell County Zoning Regulations) provided; however, no house trailer or mobile home shall be used on any Lot at any time as a residence or dwelling unit either temporarily or permanently unless the

dimensions of the house trailer or mobile home are at least 24 feet by 50 feet and the house trailer or mobile home is constructed with a pitched and shingled roof and is placed on the foundation or full basement and the wheels and towing devices are stored so as to be concealed from the view of neighboring residences and from streets and roads in the Subdivision. House trailers and mobile homes include living units manufactured with an integral towing device or wheels. If the unit is manufactured with an integral towing device or wheels, it does not lose its status as a mobile home or house trailer by the removal of the device or wheels. Modular homes are permitted in the Subdivision. All property surrounding Oriva Hills Subdivision is unzoned.

12. FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. A fire station site has been provided within the subdivision. The Fire Department recommends that the street address of each property on this subdivision be prominently displayed at the individual approaches to the roadway.

13. BUILDING CODES

Plumbing, sewage and electrical permits and inspections are required by the County. Construction in accordance with the UPC and NEC Codes. Building permits and inspections are encouraged by both the developer and the County but are not required. Permits are available at the County Engineers Office.

14. This subdivision does not meet the requirements for the resubdividing of lots. The sale or purchase of half lots or portions of lots within this subdivision is not permitted by Campbell County or State regulation. Several public improvements will be necessary to allow resubdivision. The subdivision or resubdivision of lots must be approved by the Planning Commission and County Commissioners. Information

on resubdividing may be obtained at the Campbell County Engineers Office.

15. E L E C T R I C I T Y

Electricity is provided by Tri-County Electric Association. Main lines to individual lot property lines shall be constructed by the developer. Connection shall be the responsibility of the buyer. The private connection lines are required to be buried lines installed by Tri-County at the expense of the buyer.

16. P O S T A L S E R V I C E

Postal service is available upon petition to the Post Office by the individual buyers.

17. S C H O O L S E R V I C E

There is presently school bus service for children along Echeta Road. Service will be provided at the entrance of Oriva Hills Development by request of the buyers to the Campbell County School District. Children in elementary grades 1-3 will attend Westwood School and those in grades 4-6 will attend Stocktrail School. Junior High students attend either Twin Spruce Junior High or Sage Valley Junior High. Highschool students attend Campbell County High School. This is subject to change as determined by the Campbell County School System.

18. M I N I N G

Mining permits for the recovery of scorio will be developed in Lots 1-2, 14-15-16 of Block 1; Lot 5-6 of Block 7; Lots 1-2 of Block 13; and Lot 1 of Block 16. Once mining ceases the land will be reclaimed and the lots will be offered for sale under the same zoning restriction as the rest of the subdivision.

19. MINERAL ACTIVITIES

All minerals have been reserved by the owners of record and nothing shall restrict, impair, or in any way limit the right of the owners of any coal, oil, gas uranium, fissionable materials, precious metals, shale, scoria, gravel and other minerals, of every kind and character, (hereafter referred to as "minerals"), and including all water rites in or underlying the Subdivision or their designees, lessees, successors or assigns, to explore, drill, mine, develop, or produce those minerals and water from the Subdivision, and the owners, their designees, lessees, successors and assigns shall have the right to use the lands in the Subdivision and to operate such vehicles and equipment thereon as they desire in order to conduct mineral operations and water development and utilization in the Subdivision.

20. RAILROAD CROSSINGS

There will be a minimum of two railroad crossings allowing access to Oriva Hills Subdivision from the Echeta County Road. These crossings will be marked by the safety equipment required by the county and by the railroad.

Be advised that Campbell County, Wyoming assumes no liability by virtue of this Disclosure Statement. Campbell County has required this Disclosure Statement in its subdivision approval process solely for the purpose of informing the consumer. Campbell County does not in any manner warrant or guarantee to the consumer that the aforementioned statements contained within the Disclosure Statement are factual as represented. Be further advised that the proper recourse for shortcoming in the above-described improvements lie between the consumer and the developer who made this Disclosure Statement.

The Public is invited and encouraged to obtain or review copies of this document and all other documents previously mentioned. Copies of all documents are available at the Office of the County Clerk

upon request and receipt of payment for reproduction costs.

IN TESTIMONY WHEREOF, the undersigned officer has caused these presents to be signed the 10 day of July, 1984.

Doris M. Wagensen
Doris M. Wagensen



STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 10th day of July, 1984, by Doris M. Wagensen

Witness my hand and official seal:

Judy M. Herman
Notary Public



My Commission Expires: 12/2/1987

APPROVAL BY CAMPBELL COUNTY PLANNING COMMISSION

The County Planning Commission herewith recommends the approval of the foregoing Disclosure Statement this 24th day of July, 1984.

Theresa E. Addison
Secretary

Wilton B. Williams
Chairman

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

The foregoing Disclosure Statement is hereby approved for filing by the undersigned Board of County Commissioners in and for the County of Campbell, State of Wyoming, this 24th day of July, 1984.

W. B. Fitch
Chairman

Bob L. Varver
Member

Member

ATTEST:

Theresa E. Addison
Clerk of the Board



551303

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STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

GUARANTY OF PUBLIC IMPROVEMENTS

This agreement made this 14 day of August, 1984, by and between Oriva Hills Development, Inc., Mickey Wagensen and Doris Wagensen, hereinafter referred to as the Guarantors and The Board of County Commissioners for Campbell County and all purchasers of properties in the Oriva Hills Subdivision,

Whereas, Oriva Hills Development, Inc., and its sole stockholders, Doris Wagensen and Mickey Wagensen, are in the process of subdividing a 3,615 acre parcel of land in Campbell County being more particularly described as follows:

Attached hereto and marked Exhibit "A" ; and

Whereas the Campbell County Subdivision Regulations, Chapter IV, Section 12, provide that no final plat shall be recorded until the subdivider has submitted and the Board of County Commissioners has approved, an agreement or contract setting forth the plan, method, and parties responsible for the construction of any required public improvements shown on said final plat; and

Whereas, Wyoming Statute Section 18-5-306 (ix) et. seq. provides in part that the subdivider shall provide sufficient financial commitment to assure that any facilities proposed or

represented to be part of a subdivision shall in fact be completed; and

Whereas, it is the intention of the parties hereto to propose and provide a performance guarantee by Oriva Hills Development, Inc., together with individual personal guaranties by Mickey D. Wagensen and Doris Wagensen as sufficient financial commitment to assure completion of the proposed improvements,

NOW THEREFORE in consideration of the premises, including the recording of the final plat and other good and valuable consideration, the Guarantors do hereby unconditionally guaranty as follows:

1. The Guarantor shall furnish or cause to be furnished all labor and materials needed to complete any proposed public improvements in the Oriva Hills Subdivision project in accordance with the plans and specifications for such improvements including, but not limited to all roads, all road and traffic control signs, all road culverts, and any related matters as well as any other public improvements indicated by the plat attached hereto and referred to as Exhibit "A".

2. The Guarantor shall have approved roadways completed to any lot sold not later than the completion of any structural improvements on said lot.

3. The obligations hereunder are joint and several and bind not only the Guarantors, but their heirs and assigns as well.

4. The obligations of the Guarantor shall run with the land and shall be enforceable by the Board of County Commissioners, their designees or any property owner in the Oriva Hills Subdivision.

5. In the event any action or proceeding is brought against the Guarantors to enforce this guarantee and said action or proceeding is successful, the Guarantors agree to pay all costs, reasonable attorney's fees and expenses incurred.

6. This guarantee shall continue in force and effect until construction of all improvements as contemplated in Exhibit "A", attached hereto, has been completed.

ORIVA HILLS DEVELOPMENT, INC.

By:

Mickey D. Wagensen
President

ATTEST:

Louis Wagensen
Secretary

(S E A L)



Doris Wagensen
Doris Wagensen

Mickey D. Wagensen
Mickey Wagensen

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this
14 day of August, 1984, by Mickey B. Wagensen
President of Oriva Hills Development, Inc., a Wyoming
Corporation, on behalf of said corporation.
Witness my hand and official seal.

CAROL J. ROSS - Notary Public
County of Campbell State of Wyoming
My Commission Expires Dec. 22, 1985
My Commission Expires:

Carol J. Ross
NOTARY PUBLIC

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this
14 day of August, 1984, by Doris Wagensen.
Witness my hand and official seal.

CAROL J. ROSS - Notary Public
County of Campbell State of Wyoming
My Commission Expires Dec. 22, 1985
My Commission Expires:

Carol J. Ross
NOTARY PUBLIC

STATE OF WYOMING)
)
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this
14 day of August, 1984, by Mickey Wagensen.
Witness my hand and official seal.

CAROL J. ROSS - Notary Public
County of Campbell State of Wyoming
My Commission Expires Dec. 22, 1985
My Commission Expires:

Carol J. Ross
NOTARY PUBLIC

APPROVAL BY THE BOARD OF COUNTY COMMISSIONER

The foregoing Guaranty of Public Improvements is hereby
approved for filing by the Board of County Commissioners in and

for the County of Campbell, State of Wyoming, this 14 day of
August, 1984.

W. B. Fitch
Chairman

Bob L. Varner
Member

Member

ATTEST:

James E. Addison
County Clerk
CLERK

STATE OF WYOMING }
Campbell County }

Filed for record this 16th day of August A.D. 1984 at 4:34 o'clock P M and recorded in Book 764
of Photos on page 447 Fee \$ 12.00

James E. Addison
County Clerk and Ex Officio Register of Deeds

RECORDED
ABSTRACTED
INDEXED
CHECKED

By
Deputy

Deanna K. Wilkerson

551303