

913037

DISCLOSURE STATEMENT
For
Rodeo Flats 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 recorded at the County Clerk's Office and shall be available upon request to the Public.

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

1. **ROADS**

Access to the Rodeo Flats subdivision is made off of Coal Dust Road and Bull Riding Drive. No lots shall be accessed off Khadafy Skoal Road except for lot 51.

Maintenance and snow removal responsibility will be provided by the Home Owners Association.

Khadafy Skoal Road and this portion of Coal Dust Road outside of Rodeo Flats subdivision are privately maintained and are the responsibility of Campbell County.

2. **WATER SUPPLY**

Supplied by Community Water Well to each lot line by the developer. Community System data is available from the Campbell County Water Works Department.

3. **SEWAGE DISPOSAL**

Private Septic installed under DEQ Requirements:

Shallow perched water tables may be encountered near drainage easements, road borrow ditches or natural watercourses even if minimum set back distances are observed. Proposed leach field sites near these areas need to be checked for shallow groundwater or naturally wet conditions. Minimum setback requirements, as set forth in Chapter 11, Section 35.a.1., Table 2, Wyoming Water Quality Rules and Regulations should be followed.

Each lot shall be required to have a minimum number of three percolation tests conducted and one excavation pit dug in the area of the proposed leachfield prior to the issuance of a Permit to Construct, in accordance with WDEQ and Campbell County rules and regulations.

4. WATER SYSTEM

The operator of the central water supply is required to be a certified operator, in accordance with Wyoming Water Quality Rules and Regulations.

Potential buyers/homeowners should be aware that water sampled from the subdivision's water supply well indicates iron and fluoride levels that are above EPA's Secondary Maximum Contaminant level. Higher levels of iron can result in water that has a rusty color, sediment, metallic taste, reddish or orange staining. Higher levels of fluoride can result in tooth discoloration. A separate home water treatment system may be desired.

5. RESTRICTIVE COVENANTS

There are restrictive covenants

6. HOMEOWNERS ASSOCIATION FEES OR IMPROVEMENT AND SERVICE DISTRICT

Prospective property owners should check with the Homeowner's Association on annual fees prior to purchase within the subdivision.

7. GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner.

8. TELEPHONE SERVICES

Telephone service will be the responsibility of the property owner. Prospective property owners should check with the Telephone Service on the actual construction charges prior to purchase within the Subdivision.

9. CABLE TELEVISION SERVICES

Cable service will be the responsibility of each property owner. Prospective property owners should check with the cable Television Service on the actual construction charges prior to purchase within the subdivision.

10. ROAD AND TRAFFIC CONTROL SIGNS

All road and traffic control signs will be the responsibility of the Home Owners Association.

11. CULVERTS AND DRAINAGE

Per Campbell County Subdivision Section 12 (d)(XIX), Culverts shall be installed At street intersections and driveways where cross drainage is necessary. Culvert sizes shall be adequate to accommodate a 25 year, 24 hour frequency storm run-off on local streets and a 50 year frequency storm run-off on collector and major streets. However, they shall not be less than 12 inches in diameter of an equivalent pipe arch cross-sectional area. A minimum of 12 inches shall be maintained over all culverts. Individual property owners will be responsible for installation and maintenance of access improvements.

12. ZONING

Prior to purchase, prospective buyers should contact the Campbell County Building Department to verify permitted use of the lot they intend to purchase and the permitted uses of lots and land surrounding their proposed lot.

13. FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. The fire department requires that the street address of each property in this subdivision be permanently displayed at the individual approaches to the roadway. Response time for fires within the subdivision is estimated to be 10 (ten) minutes.

14. BUILDING CODES

Builders are required to meet the Plumbing, Electrical, Septic, Building, and the codes adopted by the county. Permits are available at the office of the Building and Planning Department.

15. ELECTRICITY

Electricity from this subdivision area is served by Powder River Energy Corporation. Electrical service shall be installed to each lot line by the developer. Prospective lot owners should check with Powder River Corporation on construction charges within the lot line prior to purchase within the subdivision.

16. POSTAL SERVICES

Postal service is available upon petition to the post office by the individual property owners.

17. MINERAL RIGHTS

Fee interest in mineral ownership is not held as part of the surface ownership. New surface owners should be aware that upon purchase of any land there are

existing surface use agreements which may result in the drilling and production of oil and gas upon said land.

18. SOILS

General soils information for this subdivision is available through the local soils conservation district. No detailed soils investigation has been performed. It is recommended individual soils investigations be done at each location of any proposed structures.

19. WILDLIFE

The immediate area of the proposed subdivision is Mule Deer yearling and American Pronghorn yearlong range. Perspective purchasers of lots should be aware that ornamental shrubs, trees and gardens can be anticipated and they should be prepared to protect these items with fences and/or repellent sprays. Wyoming Game and Fish does not pay for damages for ornamental shrubs and trees.

20. EASEMENT

No permanent Structures shall be constructed in the easements.

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 SOLEY FOR THE PURPOSE OF INFORMING THE CONSUMER. CAMPBELL COOUNTY DOES NOT IN ANY MANNER WARRANT OR GUARANTEE TO THE CONSUMER THAT THE AFOREMENTIONED STATEMENTS CONTAINED WITHIN THIS DISCLOSURE STATEMENT ARE FACTUAL AS REPRESENTED. BE FURTHER ADVISED THAT THE PROPER RECOURSE FOR SHORTCOMING IN THE ABOVE DESCRIBED IMPROVEMENTS LIES BETWEEN THE CONSUMER AND THE DEVELOPER WHO MADE THIS DISCLOSURE STATEMENT.

THE PUBLIC IS INVITED AND ENCOURAGED TO OBTAIN OR REVIEW COPIES OF THE DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OR ENGINEER UPON REQUEST AND RECEIPT OF PAYMENT FOR PRODUCTION COSTS.

IN TESTIMONY WHEREOF, the undersigned owners have caused these presented to by signed;

Union Chapel, LLC
[Signature]
By, Steven Rozier

[Signature]
By: Amir Saacher

STATE OF WYOMING)
)ss.
COUNTY OF CAMPBELL)

Subscribed and sworn before me this 13 day of May 2008, by Steven Rozier
And Amir Saacher, Partners of Union Chapel, LLC as their free and voluntary act
and deed.

Witnessed my hand and official seal.



[Signature]
Joan M. Cater
NOTARY PUBLIC
My commission expires: May 9, 2012

Approved for filing by the Campbell County Planning Commission this 17th day of August, 2008

Susan McKay
Chairperson

Pamela Beck
Clerk of Board

Approved for filing by the undersigned Board of County Commissioners in and for the County of Campbell, State of Wyoming, this 17th day of June, 2008.

Roy Edwards
Member

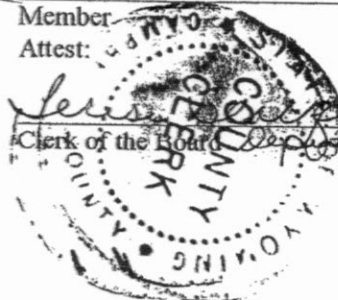
Christopher K. Long
Member

Craig B. Mader
Member

Member
Attest:

D. Craig
Chairperson

Jessie D. DeFord
Clerk of the Board



RECORDED ✓
ABSTRACTED ✓
INDEXED ✓
CHECKED ✓