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**DISCLOSURE STATEMENT OF
RAFTER D SUBDIVISION**

PUBLIC WORKS

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. A copy of this document shall be kept at the County Clerk's Office and shall be available upon request to the public.

Rafter D Subdivision is a subdivision of land in Campbell County, Wyoming

Detailed technical drawings and specifications for the original design for the private water delivery system have been reviewed and approved by all necessary governmental agencies. The technical information and drawings for the subdivision have been approved by Campbell County and are on file at the County Engineering Office. A Soils Report was completed for this subdivision.

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

1. ROADS - No public maintenance of roads or streets is proposed. All roads within the subdivision will be maintained by the landowners association at their full expense.
2. WATER SUPPLY - The water supply, well, storage tank, and lines are furnished by the developer to the boundary of each lot and will be operated and maintained by the Rafter D Improvement and Service District. It will be the responsibility of the buyer to extend a service line into his or her lot and to install a curb stop in the easement. Operation and replacement of the line, tank, and well will be the responsibility of the District. The District has the right to set water rates.
3. SEWAGE DISPOSAL - Sewage disposal is a private collection system. Operation/maintenance will be the responsibility of each landowner.

4. RESTRICTIVE COVENANTS - Restrictive covenants are available at the offices of Doyle Land Surveying, 300 South Gillette Avenue, Suite A-2, Gillette, Wyoming 82716, and the Campbell County Clerk's Office. Enforcements of covenants shall be by the Landowner's Association or by individual landowners, or by an adjacent landowner or by developer. Enforcement by all parties shall be through normal process of law as noted in covenants, land contracts, and landowner association documents.

5. ASSOCIATION FEES - There will be association fees for each occupied lot of \$40.00. The fees shown are expected to cover the costs of association functions. The Association has the right to increase fees if necessary. Fees not paid will be charged interest per annum. At the discretion of the association majority, liens may be placed on any offending properties not paying fees within 15 days. Any special fees or change in fees will be set forth by the association.

6. SPECIAL ASSESSMENTS - The Association or Improvement District may levy a special assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement.

7. TELEPHONE AND CABLE SERVICE - Telephone service will be made available to each lot by the developer and the telephone company. The developer is responsible for all costs, excluding hook-up fee and any security deposit which may be required by the telephone company. Monthly fees are the responsibility of each individual requesting this service.

Cable television service is the responsibility of each property owner.

8. ROAD AND TRAFFIC CONTROL SIGNS - Road and traffic control signs are owned and maintained by the landowners association.

Disclosure Statement of Rafter D Subdivision

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9. ZONING - The Rafter D Subdivision is zoned R-S according to Campbell County zoning regulations. Covenants are not enforceable by the county, but between the Association, Declarants, landowners and adjoining landowners.
10. FIRE PROTECTION - Fire protection is provided by the Campbell County Fire Department. The Fire Department recommends that the street address of each property in this subdivision be prominently displayed at the individual approaches to the roadway.
11. BUILDING CODES - All applicable building, plumbing, sewage and electrical permits and inspections are required. Construction is in accordance with the County's Codes. Building permits and inspections are available through the County Building Inspection Office.
12. EASEMENTS - No owners shall place a structure, foundation, or object over an easement. A private waterline easement runs over Lots 2, 7, 10, 11, and 13.
13. ELECTRICITY - Maintenance of the primary and secondary lines and street lights is the responsibility of Tri-County Electric.
14. MINERAL RIGHTS - Purchasers of any lot(s) in the subdivision will not own any interest in the minerals. The mineral owner(s) have the right to lease the minerals, and the surface owner's interest is subservient to the mineral owner's interest. Because fee interest in mineral ownership is not held as part of the surface ownership, mineral exploration of subsurface minerals may occur.
15. WILDLIFE - The immediate area of the proposed subdivision is Mule Deer yearlong and American Pronghorn Antelope yearlong range. Prospective purchasers of lots should be aware that damage to ornamental shrubs, trees, and gardens can be anticipated, and they should be prepared to protect these items with fences and/or repellent sprays.
16. DRAINAGE EASEMENTS AND WAYS - Drainage shall be contained and preserved in the drainage easements and ways as shown on the Final Plat. Permanent structures which would impede the flow of water may not be

situated in the drainage easements and ways. A portion of Lots 5, 9, 10, 12, and 13 are situated within the 100-year flood plain.

17. FOUNDATION CERTIFICATION - A Wyoming professional engineer will need to certify the foundation is compatible with soils on all lots.

Be advised that the State of Wyoming, Campbell County, and the City of Gillette assume no liability by virtue of this Disclosure Statement. The County has required this Disclosure Statement in its subdivision approval process solely for the purpose of informing the consumer and does not in any manner warrant or guarantee to the consumer that the aforementioned statements contained with the Disclosure Statement are factual as represented. Be further advised that the consumer's proper recourse for shortcomings in the above-described improvements lies between the consumer and the developer who made this Disclosure Statement. The developer states that this Disclosure Statement is true and accurate to the best of their knowledge.

The public is invited and encouraged to obtain or review copies of this document and other documents previously mentioned. Copies of all documents are available at the office of the County Clerk or County Engineer upon request and receipt of payment for reproduction costs.

IN TESTIMONY WHEREOF Sharon K. Doud has caused these presents to be signed this 28 day of June, 1996.

Sharon K. Doud
Sharon K. Doud

James E. McElwain
James E. McElwain

Tia R. McElwain
Tia R. McElwain

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing DISCLOSURE STATEMENT was acknowledged before me this 28 day of June, 1996, by Sharon K. Doud, James E. McElwain, and Tia R. McElwain.

Witness my hand and official seal.



Earl Waits, Jr.
Notary Public

My commission expires: Sept - 21, 1997

APPROVED FOR FILING by the **Campbell County Planning Commission** on June 10, 1996.

Eric D. Rogge
Chairperson

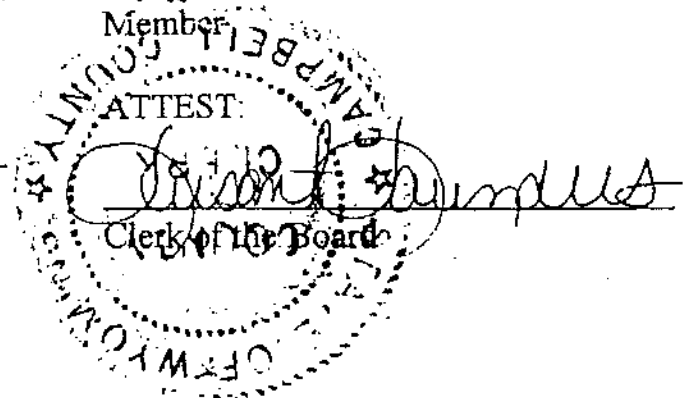
ATTEST:
Pat Allen
Clerk of the Board

APPROVED FOR FILING by the undersigned **Board of County Commissioner** in and for the County of Campbell, State of Wyoming, on July 2nd, 1996.

David Whipple
Chairman of the Board

Don Desavido
Member

Janet K. Evans
Member



STATE OF WYOMING }
Campbell County } ss.

Filed for record this 3rd day of July A.D., 1996 at 8:02 o'clock A.M. and recorded in Book 1
of Photos on page 605-609 Fees \$ 14.00 **709070**
By Susan Saunders Deputy Cheryl Walker
County Clerk and Ex-Officio Register of Deeds

RECORDED ✓
ABSTRACTED ✓
INDEXED ✓
CHECKED ✓