

499854

DISCLOSURE STATEMENT  
FOR  
HIGH COUNTRY ESTATES  
PHASE I

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 Shober Investments, Inc.

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

1. STREETS

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

The right-of-way for the roads in this subdivision will be 60 feet and the width of the traveled surface will be 28 feet. These dimensions and construction details are less than County requirements for acceptance by the County for maintenance.

The maintenance of the roadways will be the responsibility of the Homeowners Association. The individual homeowner will be responsible for maintenance of and removal of snow from their respective approaches to the access roadway. The Homeowners Association will be responsible for snow removal from the access roadway. Access to this subdivision is gained off Interstate and Highway 90 at the Eight Mile Road Interchange. The maintenance and snow removal responsibility for this Highway lies with the State of Wyoming. Shober Road, a county road, and the maintenance of it is the County's responsibility.

2. WATER SUPPLY

There will be no public water supply system in this subdivision. It will be the responsibility of the individual homeowner to provide and maintain their respective water supply.

3. SEWAGE DISPOSAL

There will be no public central sewer system in this subdivision. It will be the responsibility of the individual homeowner to obtain a septic system design and to construct and maintain their individual systems.

Percolation and soil classification tests have been completed and the results of such are on file at the Campbell County Engineer's Office. It is recommended that prospective buyers review these test results for potential adverse soil condition information.

Permits are required for individual septic systems and the permit applications are available at the County Engineer's Office. The septic systems and the permits must be approved by the County Engineer.

4. RESTRICTIVE COVENANTS

The "Declaration of Covenants, Conditions and Restrictions

STATE OF WYOMING

Campbell County

Filed for record this 6th day of August A. D. 1981 at 2:14 o'clock P. M. and recorded in Book 568 of Photos on page 443. Fee \$ 12.00

County Clerk

Office Register of Deeds

RECORDED  
ABSTRACTED  
INDEXED  
SERIALIZED

By Deputy

499854

High Country Estates" as recorded in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming, have been adopted to govern this subdivision.

The Homeowners Association, or any owner of property within this subdivision, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the "Declaration of Covenants".

The "Declarations of Covenants" should be reviewed by the prospective homeowner and can be inspected at the County Clerk's Office, or at the Developer's Office.

5. ASSOCIATION FEES

Each homeowner will pay an annual assessment in the amount of \$240.00 per lot owned per year in monthly payments of \$20.00 for each lot owned.

Specific details of assessments are outlined in the "Declaration of Covenants, Conditions and Restrictions, High Country Estates Homeowners Association" and each homeowner should be familiar with such.

6. GARBAGE DISPOSAL

The disposal of garbage, trash, rubbish and other wastes will be the responsibility of the property owner. The Covenants provide the garbage be maintained in a clean and sanitary facility and be removed not less than twice a month.

At some future date the Homeowners Association may elect to provide a garbage collection service, and a special assessment will be set.

7. TELEPHONE SERVICE

The developer will provide telephone service within the subdivision to the lot lines. If the individual point of use is over one-tenth mile from the location of the service junction, there may be a construction charge. Presently this charge is \$90.00 for each one-tenth mile after the first one-tenth mile.

The security deposit and a monthly service charge are the responsibility of the homeowner. Prospective homeowners should check with Mountain Bell on the actual construction charges prior to purchase within this subdivision.

8. CABLE TELEVISION

Cable television service is not available in this subdivision.

9. STREET AND TRAFFIC CONTROL SIGNS

Necessary street signs and traffic control signs will be installed by the developer. All maintenance and replacement of signs will be the responsibility of the Homeowners Association.

10. STREET LIGHTING

Street lights will not be installed in this subdivision.

11. CULVERTS, DRAINAGE

The developer will install culverts as necessary to provide drainage across the roadway. The individual homeowner will

be responsible to provide and install culverts and drainage at their respective lot approaches to the roadway. The maintenance of the culverts at the lot approaches will be the responsibility of the respective property owner. The common culverts under the roadway will be maintained by the Homeowners Association. All culverts shall be a minimum of 18" diameter by 30' long.

12. ZONING

By covenant the land use plan for this subdivision is single family residential. The County government cannot enforce covenants. This subdivision is unzoned and the surrounding property is also unzoned and can possibly be used for any purpose. Neither the developer nor the County has specific control over the surrounding property's possible usage in the future.

13. FIRE PROTECTION

There will be no central water system or fire hydrants in this subdivision.

Fire protection is provided by the Campbell County Fire Department with the closest facilities in the City of Gillette. The Fire Department estimates the response time to a fire call in this subdivision to be 15 to 20 minutes.

The Fire Department recommends that the street address of each residence in this subdivision be prominently posted at their respective approaches to the roadway.

14. BUILDING CODES

Plumbing permits are required by Campbell County. Construction in accordance with the I.C.B.O. "Uniform Building Code" is required by the Covenants, which are not enforceable by the County. Construction permits and inspections are encouraged by the developer and the County but are not required.

By covenant the minimum dwelling size shall not be less than 1,200 square feet exclusive of porch and garage. Mobile and modular homes are not permitted.

15. ELECTRICAL SERVICE

The developer will provide electrical service within the subdivision to the lot lines. The individual service to the point of use, security deposit and monthly service charges are the responsibility of the property owner.

16. POSTAL SERVICE

The developer will install a structure at the entrance to this subdivision for the installation of mailboxes. It will be the responsibility of the Homeowners Association to maintain the stated structure. It will be the responsibility of the property owner to provide, install, and maintain the individual mailboxes.

17. SCHOOLS

The Campbell County School District provides school facilities and transportation for all students living in this subdivision. Currently students attend the following schools:

<u>Grades</u>	<u>School Name</u>
K through 2	Westwood Elementary School
3 through 6	Stocktrail Elementary School
7 through 9	Twin Spruce Jr. High School
10 through 12	Campbell County High School

The Campbell County School Board reserves the authority to revise school attendance as school populations fluctuate. Transportation to and from class is provided to all students by the School District. Bus stop locations and schedules are designated each school year by the School Board.

18. PARKS

The land to be dedicated as park is on file in the Campbell County Recreation Department. 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 Engineer upon request and receipt of payment for reproduction costs.

IN TESTIMONY WHEREOF, Michael Shober has caused these presents to be signed this 12 day of July, 1981.

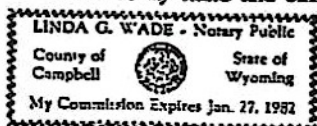
HIGH COUNTRY ESTATES  
A Wyoming Corporation

Michael P. Shober  
President

Linda M. Shober  
Secretary

STATE OF WYOMING )  
                          ) ss.  
COUNTY OF CAMPBELL )

The foregoing instrument was acknowledged before me this 12 day of July, 1981, by Michael Shober.

Witness my hand and official seal.  

Linda G. Wade  
Notary Public

APPROVAL BY CAMPBELL COUNTY PLANNING COMMISSION

The County Planning and Zoning Commission herewith recommends the approval of the foregoing Disclosure Statement this 14 day of July, 1981.

VICE CHAIRMAN Michael E. Lynch  
SECRETARY John Allen