

679138

DISCLOSURE STATEMENT
FOR
WIND DANCER II

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.

After contact and preliminary guidance by the county, this subdivision was initiated without following subdivision regulations. That preliminary exemption decision was later rescinded by Campbell County. Because the subdivision approval process was initiated after some property had been sold, certain provisions of the process have received unique treatment. Provisions below which are unique to Wind Dancer II are emphasized with underlining.

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 streets are to be developed and maintained by the individual homeowners. Travel ways are not necessarily within the right of way easements. NO PARTICULAR STANDARDS CAN BE RELIED UPON.

2. WATER SUPPLY

Lots 1 through 4 will have access to the City of Gillette water system subject to Annexation Agreement and Petition Contiguous Property filed in Book 1240, Page 32 in the records of the County Clerk. Lots 5A and 5B are served water by the People's Improvement and Service District. Lots 5C, 6, 14 and 15 have access to water service from the People's Improvement and Service District. The remainder of the lots will not have public or any central water system and all provisions for water will be the responsibility of the individual lot owners.

3. SEWAGE DISPOSAL

Sewage disposal shall be individual septic systems installed and maintained in accordance with the Campbell County Engineer's Office Regulations.

4. RESTRICTIVE COVENANTS

All lot owners will be required to sign the restrictive covenant agreement. Lots 5A, 5B, 5C, 6, 14 and 15 lie within the boundaries of the People's Service and Improvement District and are under the jurisdiction of the People's Service and Improvement District. For the remainder of the Lots, There is no Homeowner's Association.

5. SERVICE AND IMPROVEMENT DISTRICT FEES

Lots 5A, 5B, 5C, 6, 14 and 15 lie within the boundaries of the People's Service and Improvement District and are under the jurisdiction of the People's Service and Improvement District. For the remainder of the Lots, There is no Service and Improvement District Fees.

6. GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner and shall be removed not less than twice per month.

7. TELEPHONE SERVICE

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

8. CABLE TELEVISION SERVICE

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

9. ROAD AND TRAFFIC CONTROL SIGNS

Road and traffic control signs will be the responsibility of the individual lot owners.

10. STREET LIGHTING

Any outside lighting/street lighting will be the landowner's responsibility.

11. DRAINAGE EASEMENTS GENERALLY

The drainage easements have been drawn based upon a standard centerline measurement not scaled from the USGS topographic quadrangle map which is broader than actual topographic contours would otherwise dictate. Any owner may further evaluate actual drainage patterns. Upon proper application, the drainage easement contained on any given lot may be reduced to fit the specific topographic situation.

12. CULVERTS AND DRAINAGE

The individual property owners will be responsible to provide and install culverts for drainage at their respective lot approaches to the roadway. Culverts at major drainages are the responsibility of individual lot owners and no particular standards can be relied upon. A drainage study is on file in the office of the County Engineer.

13. ZONING

Lots 1 through 4 are zoned AL. Lots 5 through 7 are zoned C-1, the remainder of the lots are zoned R-S.

14. 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.

15. BUILDING CODES

Builders are required to meet the Plumbing, Electrical, Septic and Fire Codes set by the County. Permits are available at the County Engineer's Office.

16. ELECTRICITY

Electricity for the subdivision area is served by Tri-County Electric Association. Prospective property owners should check Tri-County Electric on the actual construction charges prior to purchase within this subdivision. Arrangements for construction and installation are the responsibility of the lot owner.

17. POSTAL SERVICE

Postal Service is available upon petition to the Post Office by the individual property owners.

18. MINERAL RIGHTS

Fee Interest in mineral ownership is not held as part of the surface ownership. Mineral exploration of subsurface minerals may occur.

19. 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.

BE ADVISED THAT CAMPBELL COUNTY, WYOMING ASSUMES NO LIABILITY BY VIRTUE OF THIS DISCLOSURE STATEMENT. CAMPBELL COUNTY HAS REQUIRED THIS DISCLOSURE STATEMENT IN IT'S 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 SHORTCOMINGS 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 THIS DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE COUNTY CLERK OR ENGINEER UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

IN TESTIMONY WHEREOF, the undersigned owners have caused these presents to be signed.

WIND DANCER II:

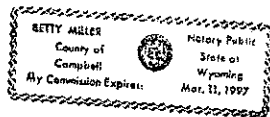
by: Sharon ^KE. Doud

Sharon K. Doud
Sharon K. Doud

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 20th day of Sept, 1993 by Sharon K. Doud as a free and voluntary act and deed.

Witness my hand and official seal.



Betty Miller
Notary Public

My commission expires:

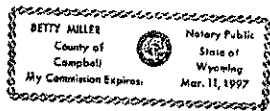
by: Margaret F. Horton

Margaret F. Horton
Margaret F. Horton

STATE OF WYOMING }
 } ss.
COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this
2nd day of Sept, 1993 by Margaret F. Horton
as a free and voluntary act and deed.

Witness my hand and official seal.



Betty Miller
Notary Public

My commission expires:

by:
Sharon K. Doud and Ben R. Doud as Trustees for DBD Trust:

Sharon K. Doud
Sharon K. Doud, Trustee
DBD Trust

Ben R. Doud
Ben R. Doud, Trustee
DBD Trust

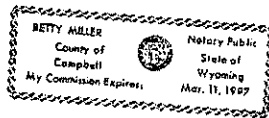
STATE OF WYOMING }
 } ss.
COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this
28th day of Oct, 1993 by Sharon K. Doud and
Ben R. Doud as Trustees for DBD Trust as a free and voluntary act and
deed.

Witness my hand and official seal.

Betty Miller
Notary Public

My commission expires:



Approved for filing by the Campbell County Planning Commission
this 4th day of October, A.D., 1993.

Vicki Schlueterman
Chairperson

~~XXXXXXXX~~
Pat Allen
~~XXXXXXXXXXXXXXXXXXXX~~
Planning Commission Secretary

Approved for filing by the undersigned Board of County
Commissioners in and for the County of Campbell, State of Wyoming,
this 4th day of Nov., A.D., 1993.

Willie Charles
Chairman of the Board

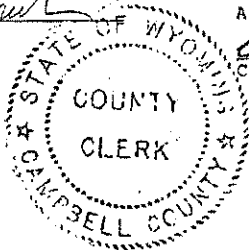
Janet K Evans
Member

Bob Demaree
Member

David Whiggery
Member

Stacy A. Shuck
Member

Attest:
Shirley E. Addison
Clerk of the Board



STATE OF WYOMING }
Campbell County }
Filed for record this 4th day of November, A.D., 1993 at 1:02 o'clock P.M. and recorded in Book 1265
of Photos on page 570-574 Fees \$ 14.00
Shirley E. Addison RECORDED
County Clerk and Ex-Officio Register of Deeds ABSTRACTED
INDEXED
CHECKED ✓
By Shirley E. Addison 679138
Deputy