

485723

DISCLOSURE STATEMENT

FOR

SLEEPY HOLLOW SUBDIVISION, SECOND PHASE

This disclosure statement has been prepared in an effort to provide general information to the Public related to the construction and maintenance of all improvements that are to be completed within this subdivision. This document shall be kept at the County Clerk's office and shall be available upon request to the Public.

Detailed technical drawings and specifications for all improvements have been reviewed and approved by all applicable Federal, State, and Local review agencies including the County Planning Commission; the Board of County Commissioners; the County Engineer; the Wyoming Department of Environmental Quality; the Federal Housing Administration; and by local police, fire, school, and parks department officials. All detailed technical information is kept on file and may be reviewed by the Public at the County Engineer's office.

Construction, operation and/or maintenance, and financial responsibilities for the following improvements at the Sleepy Hollow Subdivision are described as follows:

I. STREETS:

All streets within the subdivision will be constructed by the developer and will be Portland Cement Concrete pavement having a minimum thickness of five (5) inches or asphaltic cement pavement having a minimum thickness of 2½" if placed on aggregate base or 4½" if full depth. Concrete curb and gutter (30" roll-over - type C) aligns both sides of all streets and 4" X 4'0" concrete sidewalk aligns one side of all streets as shown on the construction drawings.

Street maintenance and snow removal is the responsibility of the Sleepy Hollow Home Owners Association. Maintenance of street right-of-way between the back of curb line and the front property line (a strip of land approximately ten (10) feet wide along both sides of all streets) is the responsibility of each property owner or occupant. Snow removal from sidewalks is the responsibility of the property owner or occupant.

STATE OF WYOMING

Campbell County

Filed for record this 18th day of September A. D., 1980 at 1:04 o'clock P. M. and recorded in Book 523 of Photos on page 319 Fees \$ 18.75

Shirley E. Addison  
County Clerk and Ex-Officio Register of Deeds

RECORDED  
ABSTRACTED  
INDEXED  
SERIALIZED

By Wendy A. ...  
Deputy

485723

Union Chapel Road, which runs east and west at the south end of Sleepy Hollow Boulevard is a County Road. All maintenance and snow removal is the responsibility of Campbell County.

II. WATER SUPPLY:

Potable water, meeting all current Federal, State, and Local safe drinking water standards, is supplied by a well, which has been tested to provide 105 gallons per minute. This well capacity exceeds the minimum quantity of supply requirement, which is 100 gallons per capita per day, by more than 150 gallons per capita per day.

A steel water storage tank with a capacity of 208,700 gallons has been erected near the well to provide ample quantities of water during peak usage periods as well as during fire fighting operations.

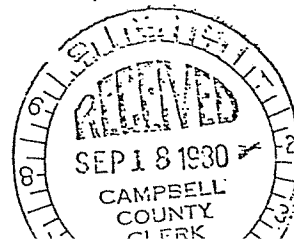
An electronically controlled pump station has been erected at the well site to automatically maintain relatively constant water pressure throughout the water distribution system. A series of three pumps (one--7½ HP, 125 GPM, continuously running and two--10 HP, 250 GPM, pressure controlled) have been installed to automatically turn on and off during normal fluctuations of water usage. A 15 HP, 500 GPM, fire pump has also been installed to turn on automatically when required for fire fighting purposes.

III. SEWAGE TREATMENT FACILITIES:

A prefabricated sewage treatment plant has been installed to serve a total of 286 homes and an elementary school site within the First and Second Phases of the Sleepy Hollow Subdivision. The plant, manufactured by Pollution Control, Inc., is monitored regularly by representatives of the Home Owners Association to assure that effluent meets all Federal, State, and Local requirements. A large lagoon has been completed in order to retain the effluent for reuse as irrigation water in the Subdivision's Park area. The 100,000 gallon per day capacity meets current design standards which require treatment of sewage based upon the flow rate of 100 gallons per capita per day.

Sewage is pumped into the treatment plant by a lift station which consists of two--1½ HP submersible pumps. Each pump has a capacity of 175 GPM and is electronically controlled to alternate pumping. A 3 HP gasoline driven standby pump is permanently located at the treatment site to maintain flow during power outages and other emergencies.

All operation, maintenance, and testing costs are the responsibility of the Sleepy Hollow Subdivision Home Owners Association.



IV. PROTECTIVE COVENANTS:

The "Amended Declaration of Covenants, Conditions, and Restrictions for Sleepy Hollow, First Phase" as recorded in Book 465 of Photos, page 335 in the office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming have been adopted to govern Sleepy Hollow Subdivision, Second Phase.

The Home Owners Association, or any owner of property within the Sleepy Hollow 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 "Amended Declaration of Covenants".

V. HOME OWNERS ASSOCIATION FEES:

All Home Owners Association fees or assessments are described in detail in Article V of the Protective Covenants. In general, such fees or assessments are outlined as follows:

A. ANNUAL ASSESSMENT.

Every property owner except the developer shall pay an annual assessment in the amount of Four Hundred Twenty and no/100 (\$420.00) Dollars per lot owned per year in monthly payments of Thirty-five and no/100 (\$35.00) Dollars per month per lot owned.

The developer shall pay an annual assessment in the amount of One Hundred Forty and no/100 (\$140.00) Dollars per lot owned per year in monthly payments of Eleven and 67/100 (\$11.67) Dollars per month per lot owned. In the event that assessed annual fees collected for the Association fail to adequately meet Association expenses (because of the partial exemption of developer-held property) then the developer must pay sufficient capitol up to the full assessed share applicable to the specific property.

The annual assessment may be increased January 1 of each year to conform with the rise, if any, of the Consumer Price Index for the preceding month of July by the Board of Directors without a vote of the members of the Association.

The annual assessment may be increased above that established by the Consumer Price Index formula by a vote of the members of the association for the next succeeding year and at the end of each such period of one year provided that any such change shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting.

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the properties and for the improvement and maintenance of the common area including streets, pressurized water system, and sewage disposal system.

B. SPECIAL ASSESSMENTS.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

VI. GARBAGE DISPOSAL:

No open burning of trash or rubbish, nor incineration of garbage will be permitted on any lot.

All rubbish, trash, and garbage shall be stored temporarily in sanitary containers and shall be regularly removed from the properties, and shall not be allowed to accumulate thereon. All refuse containers, woodpiles, and storage areas shall be obscured from view of adjoining lots and streets by a fence or appropriate screen.

Each property owner or occupant is responsible for repair removal of all trash, rubbish, and garbage from the Subdivision.

VII. TELEPHONE SERVICE:

Telephone service will be provided to each house by the developer and the telephone company. Home owners must request hook-up service from the telephone company before service lines will be installed on private lots. All costs are paid by the developer with the exception of any security deposit that may be required by the telephone company. Monthly telephone service charges are the sole responsibility of the home owner or occupant.

VIII. CABLE TELEVISION SERVICE:

Cable television service will be provided to each house by the developer and the local utility company after the cable television utility company determines that there is adequate demand for service. The home owner will be charged for hook-up and trenching from the rear lot line to the house. The current cost for hook-up and trenching is approximately Seventy-three and no/100

(\$73.00) Dollars per house. Monthly cable television service charges are the sole responsibility of the home owner or occupant.

IX. STREET AND TRAFFIC CONTROL SIGNS:

Street signs and traffic control signs are to be installed in accordance with the detailed construction drawings and specifications by the developer. All maintenance, replacement, and additional signing costs are the responsibility of the Home Owners Association.

X. STREET LIGHTING:

Street lights are to be installed in accordance with the detailed construction drawings and specifications by the developer. All maintenance, replacement, and additional street lighting costs are the responsibility of the Home Owners Association.

XI. DRAINAGE STRUCTURES:

Drainage structures including culverts, storm sewer pipe, catch basins, and storm detention dikes and ponding areas are to be installed or constructed in accordance with the detailed construction drawings and specifications by the developer. All maintenance and replacement costs are the responsibility of the Home Owners Association.

XII. ZONING:

There are no zoning nor land use regulations or ordinances in effect for the property surrounding the Sleepy Hollow Subdivision. All surrounding property is presently used for agricultural purposes but neither the Developer nor Campbell County has any control over future uses of the land.

The Declaration of Covenants, Conditions, and Restrictions define activities and structure requirements that are permitted within the subdivision. The Home Owners Association or individual property owners are responsible for enforcement of the Protective Covenants.

All residential lots within the Sleepy Hollow Subdivision shall be used only as single family dwelling units. All dwellings shall be "stick built" on site or modular homes and shall meet all provisions of the "Uniform Building Code" for dwelling units. Mobile Homes are not permitted within this subdivision. Mobile Homes are defined as any portable structure designed for use as a year-round dwelling unit, built on a chassis, and transportable over the public highways on its own wheels. Such a structure shall be considered to be a mobile home whether or not the wheels and/or tongue have been removed and whether or not the structure has been placed on a foundation.

XIII. FIRE PROTECTION:

Fire protection is provided by the Campbell County Fire Department, which is located in the City of Gillette. The Fire Chief estimates that the response time required to assemble a crew of volunteer fire fighters and county fire trucks at a fire in Sleepy Hollow Subdivision after receiving a fire call will be approximately six (6) minutes.

Fire hydrants have been installed throughout the subdivision and a large pump has been installed in the pump station near the storage tank so that ample water quantities and pressures are readily available to every lot.

A site for construction of a fire station has been made available to the Campbell County Fire Department. The decision to construct a fire station in Sleepy Hollow Subdivision will be made by the Fire Department based upon local population estimates and the Fire Department's budget limits.

XIV. BUILDING CODES:

The Board of Campbell County Commissioners recommends that all structures should be constructed in accordance with the current requirements of the "Uniform Building Code". Construction Permits and inspections are encouraged. Plumbing permits and plumbing inspections are required by Campbell County.

The minimum living area per single family dwelling is defined in the Protective Covenants to be 850 square feet exclusive of garages and porches.

XV. ELECTRICAL SERVICE:

Electrical service will be provided to each house by the developer and the utility company. Home owners must request hook-up service from the power company before service lines will be installed on private lots. All costs are paid by the developer with the exception of any security deposit that may be required by the Tri County Electric Association. Monthly electricity service charges are the sole responsibility of the home owner or occupant.

XVI. POSTAL SERVICE:

Groups of mailboxes have been installed by the developer as directed by the United States Postal Service. Property owners or occupants desiring daily mail delivery and pick up service to Sleepy Hollow Subdivision will be charged for installation of the box. The current charge per locking mail box is Thirty-nine and no/100 (\$39.00) Dollars.

All maintenance and replacement costs are the responsibility of the Home Owners Association.

XVII. SCHOOL:

The Campbell County School District provides school facilities and transportation for all students living in the Sleepy Hollow Subdivision. Currently, students attend the schools listed below:

<u>GRADES</u>	<u>SCHOOL NAME</u>	<u>LOCATION</u>
K through 2	East Side Elementary	601 1/2 E. 8th St.
3 through 6	Meadowlark Elementary	816 E. 7th St.
7 through 9	Twin Spruce Junior High School	South Gillette Ave.
10 through 12	Campbell County High School	Camel Drive

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.

The Campbell County School District has purchased an elementary school site within the Sleepy Hollow Subdivision and is contemplating construction for the near future. Bus transportation to an elementary school in Sleepy Hollow would not be provided to elementary students who live in Sleepy Hollow.

XVIII. PARK AREA:

A large park area has been given to Campbell County by the developers. Many improvements within the park such as shelters, barbecue grills, tables, bridges, walkways, trees, etc. have been donated by the developer. The Campbell County Parks and Recreation Department is responsible for all park improvements and maintenance. Federal grants are available to the Parks Department in an amount equal to the value of improvements that have been provided by the developer.

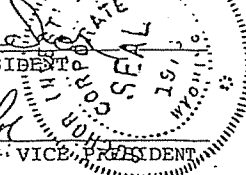
The Public is invited to obtain or review copies of this document and all other documents previously mentioned in the preceding paragraphs. Copies of all documents are available at the Office of the County Engineer upon request and receipt of payment for reproduction costs.

IN TESTIMONY WHEREOF: Larry F. Suchor and William James Suchor have caused these presents to be signed this 18th day of September, 1980

SUCHOR INVESTMENTS, INC.

*Larry F. Suchor*  
 LARRY F. SUCHOR - PRESIDENT

*William James Suchor*  
 WILLIAM JAMES SUCHOR - VICE PRESIDENT

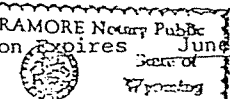


STATE OF WYOMING )  
                          ) SS  
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 18th day of September, 1980 by LARRY F. SUCHOR and WILLIAM JAMES SUCHOR.

Witness my hand and official seal *Helen Naramore* Notary Public

HELEN NARAMORE Notary Public  
 My Commission Expires June 24, 1981  
 County of Campbell Wyoming



**485724**  
ANNEXATION OF LANDS  
OF  
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
SLEEPY HOLLOW, SECOND PHASE, FIRST AND SECOND FILING

WHEREAS, Suchor Investments, Inc., a Wyoming Corporation, hereinafter referred to as Declarant; Sleepy Hollow Homeowners' Association, Inc., hereinafter referred to as the Association; and certain other owners of land did file an Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, First Phase, dated May 9, 1979, and recorded in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming on May 9, 1979 in Book 465 of Photos, page 335, subjecting certain lands within Campbell County, Wyoming to certain protective covenants, conditions, restrictions, liens and charges as more particularly set forth in said Declaration; and

WHEREAS; Declarant and Duane L. Harned and Velma J. Harned, husband and wife; Fireside Homes, Inc.; Johnson Building Contractors, Inc.; K & K Properties, a partnership consisting of Evelyn Grabs and Alvin R. Sylling; Lang Construction, Inc.; Millette Properties, Inc.; Pacesetter Homes, Inc.; R & P Homebuilders, Inc.; and Bruce Homan as Second Phase owners and prospective Class A members, hereinafter called Second Phase owners, are desirous of annexing additional properties subject to the protective covenants, conditions, restrictions, liens and charges as set forth in the aforementioned Amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow, First Phase; and

WHEREAS, the restated Articles of Incorporation of the Association require that an annexation shall have the assent of two-thirds (2/3) of each class of membership as more fully defined in those certain restated Articles of Incorporation filed with the Secretary of State, State of Wyoming on May 9, 1979; and

WHEREAS, the Declarant is the owner of all of the Class B membership in said association; and

WHEREAS, the Second Phase owners desire to join in said annexation and ratify the same; and

STATE OF WYOMING  
Campbell County ss.  
Filed for record this 18th day of September A. D., 1980 at 1:06 o'clock P. M. and recorded in Book 523  
of Photos on page 326 Fees \$24.25  
County Clerk Adrian Office Register of Deeds Adrian RECORDED  
By Adrian 485724



WHEREAS, the undersigned owners represent more than two-thirds (2/3) of the Class A membership; and

WHEREAS, the Declarant, the Association and the undersigned owners find as follows:

1. That an annexation of the area promotes the health, safety and welfare of the residents of the Sleepy Hollow Subdivision, First Phase as well as the health, safety and welfare of the residents within the area sought to be annexed as Sleepy Hollow Subdivision Second Phase, First and Second Filing;
2. That the development of the area sought to be annexed would constitute a natural, geographic, economical and social part of the subdivision;
3. That the area sought to be annexed is a logical and feasible addition to the Sleepy Hollow Subdivision First Phase, and that the extension of basic services such as the pressurized water system, sewage disposal system and streets and other services available to the residents of the subdivision, can reasonably be furnished to the area proposed to be annexed, it being understood that the Declarant shall be financially responsible for the expansion and construction of said pressurized water system and sewage disposal system and streets;
4. That the area sought to be annexed is contiguous with or adjacent to the Sleepy Hollow Subdivision First Phase.

NOW THEREFORE BE IT RESOLVED that the lands described in Exhibit A as the Sleepy Hollow Subdivision Second Phase, First and Second Filing should be annexed to the Sleepy Hollow Subdivision First Phase, Campbell County, Wyoming.

BE IT FURTHER RESOLVED that the Common Area including; Ichabod Avenue, Crane Street, Hudson Avenue, Tassel Avenue, Katrina Avenue, Irving Boulevard, Raven Street, Tarry Street, Zee Court, Tappan Court, Hendrich Court and Sleepy Hollow Boulevard; the pressurized water system, and the sewage disposal system and the easements therefor are as shown in the plats and the dedications thereof recorded in Book 3, Plats pages 25 & 26 and pages 41 & 42 in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming.

BE IT FURTHER RESOLVED that the undersigned Declarant and the Second Phase owners hereby declare that all of the properties described in Exhibit A shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof except as to those lands conveyed to or dedicated for use by federal, state, or local government or agency thereof.

BE IT FURTHER RESOLVED that the amended Declaration of Covenants, Conditions and Restrictions for Sleepy Hollow First Phase as recorded in Book 465 of Photos, page 335 in the Office of the County Clerk and Ex-Officio Register of Deeds, Campbell County, Wyoming are hereby adopted and by this reference made a part hereof.

BE IT FURTHER RESOLVED that Declarant shall be financially responsible for the expansion and construction of said pressurized water system and sewage disposal system and streets.

BE IT FURTHER RESOLVED that Declarant shall be entitled to Class B membership and voting rights until the happening of either of the following events, whichever occurs earlier:

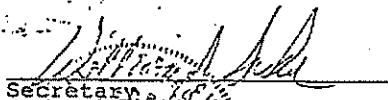
1. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
2. December 31, 1983.

BE IT FURTHER RESOLVED that this resolution is conditioned upon the prior approval of the Federal Housing Administration and the Veteran's Administration in accordance with Article XI of the Restated Articles of Incorporation of the Association, and Article VIII, Section 5 of the Amended Declaration of Covenants, Conditions, and Restrictions for Sleepy Hollow First Phase.

ASSOCIATION

ATTEST:

SLEEPY HOLLOW HOMEOWNERS' ASSOCIATION

  
Secretary

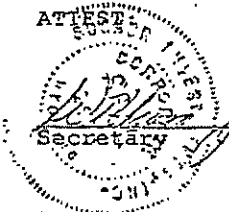
  
By: President



DECLARANT COMPRISING CLASS B MEMBERSHIP

ATTEST:

SUCHOR INVESTMENTS, INC.

 [Signature]  
Secretary

BY: [Signature]  
President

SECOND PHASE OWNERS

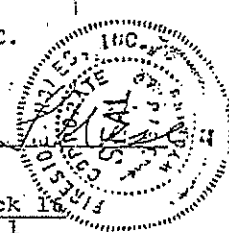
FIRST FILING

ATTEST:

FIRESIDE HOMES, INC.

[Signature]  
Secretary

BY: [Signature]  
President



OWNERS OF: Block 2 Block 7 Block 9 Block 16  
Lot 15 Lot 16 Lot 1 Lot 1  
Lot 31  
Lot 33  
Lot 71

[Signature]  
Duane L. Harned

[Signature]  
Velma J. Harned

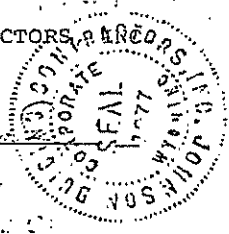
OWNERS OF: Block 7  
Lot 70

ATTEST:

JOHNSON BUILDING CONTRACTORS, INC.

[Signature]  
Secretary

BY: [Signature]  
President



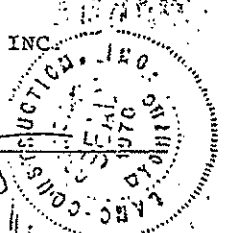
OWNERS OF: Block 2  
Lot 11

ATTEST:

LANG CONSTRUCTION, INC.

[Signature]  
Secretary

BY: [Signature]  
President



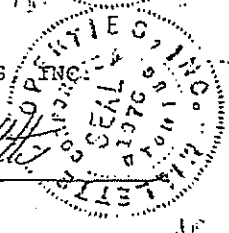
OWNERS OF: Block 7 Block 16  
Lot 79 Lot 2  
Lot 4

ATTEST:

MILLETTE PROPERTIES, INC.

[Signature]  
Secretary

BY: [Signature]  
President



OWNERS OF: Block 7  
Lot 63  
Lot 64