

DISCLOSURE STATEMENT
For LUDOG SUBDIVISION, Campbell County Wyoming

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 Campbell 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. STREET CONSTRUCTION AND MAINTENANCE

Maintenance of streets, including snow removal will be through the Overbrook Improvement and Service District. Physical addresses shall be assigned by the Campbell County Public Works Department at the time of development.

2. WATER SUPPLY

No water is being provide per this subdivision. A well exists on Lot 3 and easements have been provided for possible future shared water access. If a Shared Water Well Agreement is executed at the time of purchase for use of the existing well within the subdivision, then each lot will need to have an on-lot cistern and pressure pump installed to provide the required supply pressure and volume at the lot owner's expense.

3. SEWAGE DISPOSAL

Individual septic systems will be the responsibility of individual property owners. A report by a licensed engineer is on file with the Campbell County Public Works office which addresses the safety and adequacy of installing on-lot sewage disposal systems in the subdivision.

4. RESTRICTIVE COVENANTS

There are restrictive covenants with respect to the subdivision.

5. GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the lot owner.

6. TELEPHONE SERVICE

Establishment of telephone service will be the responsibility of the lot owner. Prospective lot owners should consult the telephone service provider to determine construction charges.

7. CABLE TELEVISION SERVICE

Establishment of cable television service will be the responsibility of the lot owner. Prospective lot owners should consult the cable television service provider to determine construction charges.

8. STREET LIGHTING

No street lighting will be constructed.

11. CULVERTS AND DRAINAGE

Culverts are required for new driveway approaches that cross drainage ditches. Reference Campbell County Subdivision Regulations, Section 7.5(f)(i) and (ii) for requirements. Minimum culvert size is 12 inches in diameter. Culverts shall meet manufactures' recommendations but shall not be less than 12 inches. Individual homeowners are responsible for the installation and



maintenance of culverts. Alternate drainage solutions must be designed by a licensed professional engineer and approved by the Campbell County Public Works Department in its sole discretion.

12. SOILS REPORT

A report by a licensed engineer is on file with the Campbell County Public Works office which addresses the limiting soil types in the subdivision.

13. ZONING

The subdivision is subject to uniform regulations governing use, height, area, size, and intensity of use of buildings, land, open spaces, and other regulatory standards as set forth in the Zoning and Land Use Regulations adopted by Campbell County. Prospective lot owners should consult the Campbell County Zoning and Land Use Regulations and the Campbell County Planning and Zoning office to determine the zoning status and permitted uses of lots and land within and surrounding the subdivision.

12. FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. Prospective lot owners should consult the Campbell County Fire Department for requirements and additional information regarding fire protection.

14. BUILDING CODES

Construction within the subdivision is subject to the Plumbing, Electrical, Septic, Building and Fire Codes adopted by Campbell County. Prospective lot owners should consult with the Campbell County Building Division and the Campbell County Department of Public Works regarding the status of applicable codes which apply to construction within the subdivision.

15. ELECTRICITY

Establishment of electric service for each lot shall be the responsibility of the lot owner. Prospective lot owners should consult the electric service provider to determine construction and connection charges.

16. POSTAL SERVICE

Postal Service is available upon petition to the United States Post Office by the lot owner. Mailbox construction and maintenance shall be the responsibility of the lot owner. Prospective lot owners should consult the United States Post Office regarding the standard terms and conditions of mailbox construction and maintenance.

17. MINERAL RIGHTS

Fee interest in mineral ownership is not held as part of the ownership of a lot within the subdivision. Prospective lot owners should be aware that there may be existing surface use agreements which may result in the drilling and production of oil, gas and other minerals upon any or all lots within the subdivision. THE SURFACE ESTATE OF THE LAND IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL STATE.

18. WILDLIFE

The area within which the subdivision is located is populated by deer, antelope and other wildlife. Prospective lot owners should be aware of the possibility of damage to gardens, shrubs and trees caused by such wildlife. It is the responsibility of the lot owner to take whatever measures may be necessary and appropriate to protect gardens, shrubs and trees.

19. EASEMENTS

No permanent structures shall be constructed in the easements within the subdivision.



Approved for filing by the Campbell County Planning Commission this 18th day of NOVEMBER, 2021.

[Signature]
Chairperson

Attest:
[Signature]
Clerk of the Board

Approved for filing by the undersigned Board of County Commissioners in and for the County of Campbell, State of Wyoming, this 7th day of June, 2022.

[Signature]
Member

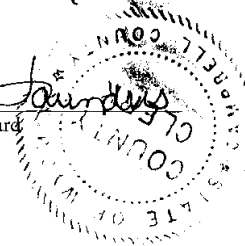
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Chairperson

Attest:
[Signature]
Clerk of the Board



By: MC
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 Susan F. Saunders, Campbell County Fee \$24.00 Page 1 of 5

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 For LUDOG SUBDIVISION, Campbell County Wyoming

THIS DECLARATION is made on the day hereinafter set forth by Randolph Wirfel, as the legal owner of the property situated in Campbell County, Wyoming, described herein.

**ARTICLE I
 DEFINITIONS**

1. The "Declarant" shall mean Randolph Wirfel.
2. The "Land" shall mean the following described real property located in Campbell County, Wyoming:

 The Land is collectively referred to as the "Ludog Subdivision".
3. "Tract or Tracts" shall mean any parcel or parcels of real estate contained within the Land.
4. The "Owner" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title in any Tract which is part of the property, including contract sellers, but excluding any of those having an interest merely as security for the performance of an obligation.
5. "Covenants" or "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions for Ludog Subdivision contained in this document.
6. The Land is zoned "R-S" by Campbell County. All requirements, rules and regulations currently in force or implemented by Campbell County relating to R-S Zoning will be applicable to the Land.

**ARTICLE II
 PURPOSE**

This Declaration is established in order to provide a general plan for the improvements and development of the Land. The Declarants desire to subject the Land to certain conditions, covenants and restrictions.

NOW THEREFORE, the Declarants hereby declare all of the Land shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the Land and be binding on all parties having any right, title or interest in the above-described Land or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE III
 LANDSCAPE DEVELOPMENT**

All Tracts disturbed by construction shall be reclaimed with ground cover consistent with the topography of the surrounding area in a manner to avoid erosion.

**ARTICLE IV
 SANITARY SYSTEMS**

All septic tanks or other sewage disposal systems must be designed, located and constructed in accordance with the regulations, requirements and standards of the Wyoming Department of Environmental Quality and any other State or County agency having jurisdiction over the Land.



**ARTICLE V
WATER USE**

On lot water wells shall be required until that time in the future that the Overbrook Improvement and Services District has additional services available then a system would need to be built to the standards set forth by the District.

**ARTICLE VI
ROAD MAINTANENCE**

The road maintenance for this Land will be controlled by the Overbrook Improvement and Services District.

**ARTICLE VII
PROHIBITION AGAINST NOXIOUS ACTIVITY ON TRACTS**

No noxious activity shall be permitted on any Tract which is a nuisance to adjoining Tracts or which could foreseeably become a nuisance to adjoining Tracts. Overgrazing, or using the property in such a manner that creates or permits erosion or other waste, shall be considered a nuisance. A cistern system, if installed for a particular Tract, will be at the sole cost of the Tract owner.

**ARTICLE VIII
AESTHETIC MAINTENANCE**

All property shall be maintained and kept in good repair so as to not detract from the aesthetics and general appearance of the Land.

**ARTICLE IX
OWNER LIABLE FOR LESSEE**

Any Owner who leases or otherwise transfers any interest in a Tract shall be responsible for assuring compliance by the Lessee or assigned interest holder with all provisions of these Covenants and any assessments by the Land. The Owner shall be jointly and severally responsible with the Lessee for any such violations.

**ARTICLE X
FENCES**

Any fences constructed on a Tract shall be rail or other suitable open wood construction or smooth wire, barbed wire or steel/wood gate construction.

**ARTICLE XI
SIGNS**

The Declarant may place a sign at each entrance to the Land advertising the name of Ludog Subdivision. No other signs, except for sandstone name style signs, "For Sale", "For Rent", and "Private Driveway" signs are permissible.

**ARTICLE XII
CONSTRUCTION REQUIREMENTS**

1. Objective.

Declarant's objections are 1) to carry out the general purposes expressed in this Declaration; 2) to assure that any improvements or changes in the properties will be good and attractive design and in harmony with the natural setting of the area and will serve to preserve and enhance existing features of natural beauty; and, 3) to assure that materials or workmanship of all improvements are of high quality and comparable to other improvements in the area.



2. All structures shall be construction in accordance with the applicable Campbell County building codes.

3. Minimum Criteria for Construction and General Restrictions on All Tracts.

No dwelling shall be permitted to be constructed upon the Property which does not comply with the following minimum requirements:

- a. Each Tract shall be constructed upon, improved, used and occupied only for private residential purposes. Other commercial, industrial or manufacturing activity is not permitted, whether or not conducted for profit. No dwelling or any part thereof shall be used as a boarding house, except Owners may lease single-family residences and outbuilding, for residential purposes only.
- b. No more than one single-family residence, on guest house, either attached or detached, and two service-type barns or stables shall be constructed on any Tract.
- c. All residence construction shall be stick-built, log homes, or modular homes, which shall be placed on a permanent foundation. For all modular homes, a permanent foundation shall mean an engineered concrete foundation. No structure shall have a rolled roofing or tar paper exterior. All exteriors shall be of wood, stone, brick, stucco, steel, or vinyl siding only. All roof materials shall consist of wood shakes, asphalt shingles, or metal (not corrugated tin). All construction shall be completed within eighteen (18) months following groundbreaking. All construction, including utilities, shall meet the building codes for Campbell County on the date of commencement of said construction.
- d. All garages shall be minimum two-car garages attached to the main dwelling. The Committee, in cases, may permit variation where peculiar architectural considerations require a space separation between the dwelling and garage or in the event that rear access would provide an opportunity for a detached garage. In such cases, the Committee will have the right to specify the locations of any garage detached for the dwelling and whether the garage must be attached by a "breezeway structure".
- e. All pools and spas must be constructed clear of any required setbacks and in accordance with the Campbell County regulations. All pools must be fenced and all spas skirted with related equipment screened from view.

4. Chimneys, Outdoor Fires, and Fireplaces.

Wood burning stoves and fireplaces are allowed.

5. General Construction Conditions.

- a. At all times during the construction period, a trash dumpster shall be located on the site and all construction debris shall be placed in the dumpster.
- b. The roads shall be kept clean at all times. Any dirt or debris which is deposited on any road or other Lot by any vehicle entering or leaving the Owner's site shall be cleaned and removed immediately.
- c. Building materials shall be staked neatly on the site and shall not be stored on adjoining property. Adjoining property shall be restored if damaged.
- d. All equipment which is used in excavating or construction and which is not rubber-tired shall only be loaded or unloaded within the boundary lines of each respective Lot where excavating or construction is being performed.

6. Easements Reserved with Respect to Lots.



Easement under and through each Lot are dedicated to the public and reserved for utilities and access as so noted on the plat approved and filed with the County Clerk. Declarant reserves the right to ingress and egress as reasonably necessary to exercise such easements as follows:

- a. The Owner shall not place any structure, with the exception of fencing, on any easement or setback area and shall be responsible for maintaining the easement. Any damages caused by an easement user or right to the easement shall be repaired and restored by such user.
- b. No Owner shall have any claim or cause of action against the Declarant, the Improvement and Service District, the Architectural Control Committee or its successor, assigns, or licensees arising out of exercise or non-exercise of any reserved easement except in cases of willful or wanton misconduct.

ARTICLE XIII OTHER PROHIBITED USES

1. No part of a Tract shall be used or caused to be used for any manufacturing, mercantile storing, or vending, including, but not limited to, stores, shops, repair shops, storage or repair garage, restaurant, dance hall, pipe yard, commercial trucking, or place of amusement.
2. No Hunting by the general public shall be allowed on any Tract.

ARTICLE XIV MINING AND QUARRYING OPERATIONS

No mining or quarrying operations for gravel or other natural resources contained on the surface of the Land shall be allowed.

ARTICLE XV ANIMALS AND LIVESTOCK

Recreational livestock will be allowed such as 4-H, FFA and High School Rodeo livestock. No commercial livestock such as puppy farms, livestock boarding facility, livestock breeding or feeding operations will be allowed on any Lot. Livestock and pets (dogs and cats) will be permitted, provided they are kept under control in an area that is adequately fenced and the premises are kept in a clean and sanitary condition.

ARTICLE XVI NO SUBDIVISIONS

No Owner may further subdivide a Tract, either by formal subdivision or by sale of a Tract in more than one parcel.

ARTICLE XVII RUBBISH AND TRASH COLLECTION

No Tract shall be used or maintained as a dumping ground for rubbish or trash. All rubbish, trash and garbage shall be regularly removed from each Tract, and shall not be allowed to accumulate thereon. Each Tract Owner shall be responsible for arranging private pickup and removal of garbage at least once every two (2) weeks. All refuse containers, storage areas, machinery and equipment shall be maintained in a clean and sanitary manner and secured so trash may not be blown or scattered in any manner.

