

697302

DISCLOSURE STATEMENT
FOR
STONE GATE ESTATES V

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.

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

1. ROADS

Stone Gate Estates V shall be limited to two accesses from Force Road.

2. WATER SUPPLY

No proposed public water supply at the time of the plat recording.

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 join the Stone Gate Estates Service and Improvement District. The Developer will not be assessed Service and Improvement District fees for unsold tracts. Any purchaser who buys more than one tract will be assessed Service and Improvement District fees on the first tract only until such time as the additional tract(s) are built on, or used for more than pasture land.

5. SERVICE AND IMPROVEMENT DISTRICT FEES

Fees and assessments may be charged by the Service and Improvement District.

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. The developer will furnish telephone service to the lot lines.

8. CABLE TELEVISION SERVICE

Cable television service will be responsibility of the individual property owner. Prospective property owners should check with the Cable Television 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 installed by the developer at his expense and maintained by the property owners.

10. STREET LIGHTING

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

11. 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. The maintenance of the culverts at the lot approaches will be the responsibility of the respective property owners. Culverts must be installed as per Campbell County Specifications.

12. ZONING

Subdivision is zoned R-S. Excluding Stone Gate Estates Phase II, surrounding areas are not zoned and possibly could be used for any purpose. Stone Gate Estates III is zoned R-S.

13. 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. Response time for fires within the subdivision estimated to be 5 (five) minutes.

14. 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.

15. 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. Electricity will be furnished to each lot by the developer.

16. POSTAL SERVICE

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

17. MINERAL RIGHTS

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

18. SCHOOL

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 6	Pronghorn Elementary
7 through 9	Sage Valley Jr. High School
9 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 designed each school year by the School Board.

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.

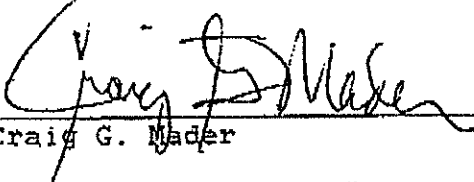
THE PUBLIC IS INVITED AND ENCOURAGED TO OBTAIN OR REVIEW COPIES OF THIS DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE COUNTY CLERK OR ENGINEER UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

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

STONE GATE ESTATES V:


by:

CRAIG G. MADER



Craig G. Mader

DEBORAH A. MADER

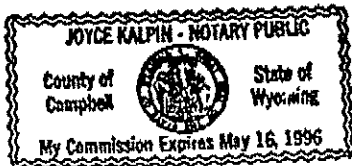


Deborah A. Mader

STATE OF WYOMING }
 } ss.
COUNTY OF CAMPBELL)

gm The foregoing instrument was acknowledged before me this 5 day of May , 19 95 by Craig G. and Deborah A. Mader, husband and wife as a free and voluntary act and deed.

Witness my hand and official seal.





Notary Public

697302

DISCLOSURE STATEMENT
FOR
STONE GATE ESTATES V

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.

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

1. ROADS

Stone Gate Estates V shall be limited to two accesses from Force Road.

2. WATER SUPPLY

No proposed public water supply at the time of the plat recording.

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 join the Stone Gate Estates Service and Improvement District. The Developer will not be assessed Service and Improvement District fees for unsold tracts. Any purchaser who buys more than one tract will be assessed Service and Improvement District fees on the first tract only until such time as the additional tract(s) are built on, or used for more than pasture land.

5. SERVICE AND IMPROVEMENT DISTRICT FEES

Fees and assessments may be charged by the Service and Improvement District.

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. The developer will furnish telephone service to the lot lines.

8. CABLE TELEVISION SERVICE

Cable television service will be responsibility of the individual property owner. Prospective property owners should check with the Cable Television 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 installed by the developer at his expense and maintained by the property owners.

10. STREET LIGHTING

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

11. 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. The maintenance of the culverts at the lot approaches will be the responsibility of the respective property owners. Culverts must be installed as per Campbell County Specifications.

12. ZONING

Subdivision is zoned R-S. Excluding Stone Gate Estates Phase II, surrounding areas are not zoned and possibly could be used for any purpose. Stone Gate Estates III is zoned R-S.

13. 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. Response time for fires within the subdivision estimated to be 5 (five) minutes.

14. 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.

15. 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. Electricity will be furnished to each lot by the developer.

16. POSTAL SERVICE

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

17. MINERAL RIGHTS

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

18. SCHOOL

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 6	Pronghorn Elementary
7 through 9	Sage Valley Jr. High School
9 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 designed each school year by the School Board.

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.

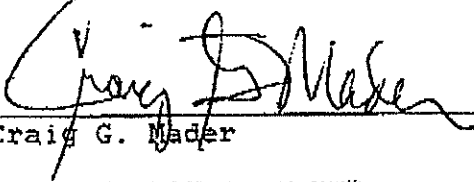
THE PUBLIC IS INVITED AND ENCOURAGED TO OBTAIN OR REVIEW COPIES OF THIS DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE COUNTY CLERK OR ENGINEER UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

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

STONE GATE ESTATES V:


by:

CRAIG G. MADER



Craig G. Mader

DEBORAH A. MADER

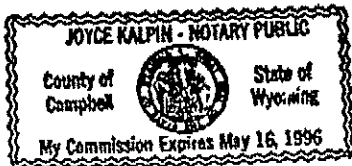


Deborah A. Mader

STATE OF WYOMING }
 } ss.
COUNTY OF CAMPBELL)

gm The foregoing instrument was acknowledged before me this 5 day of May , 19 95 by Craig G. and Deborah A. Mader, husband and wife as a free and voluntary act and deed.

Witness my hand and official seal.





Notary Public