

**902435**

**DISCLOSURE STATEMENT  
FOR  
COPPER RIDGE ESTATES SUBDIVISION PHASE 1**

This disclosure statement has been prepared in an effort to provide general information to the Public relating to the construction and maintenance of improvements and condition of services that are to be provided within this subdivision.

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

**1. SHARED PRIVATE ACCESS EASEMENTS**

All lots zoned R2 fronting Westover Road shall be accessed by shared access easements as shown on the plat. The first developer of the first lot in the following group of lots shall be responsible for construction of the asphalted driveway for all of the access easement for each group of lots. Group 1 shall be Lots 1A, 1B, 2A and 2B of Block 1. Group 2 shall be Lots 3A, 3B, 4A and 4B of Block 1. Group 3 shall be Lots 5A, 5B, 6A and 6B of Block 1. Group 4 shall be Lots 7A, 7B, 8A and 8B of Block 1. Group 5 shall be Lots 9A, 9B, 10A and 10B of Block 1. Group 6 shall be Lots 11A and 11B of Block 1. No partial construction on any private access easement will be permitted. For example if a builder is building on Lot 1A Block 1 he must complete all of the private access improvements for all four of the Group 1 lots even if he doesn't own the others.

**2. MAINTENANCE AGREEMENT**

Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, and 11B, all located in Block 1 of Copper Ridge Estates Subdivision Phase 1 shall have no access to Westover Road other than the shared private access easements referred to above and the same shall be maintained in accordance to the filed of record This maintenance agreement shall provide that the City of Gillette may be an interested party in enforcing the maintenance of the shared private access easement.

**3. SPRING**

There are springs that affect Lots 30, 31, 32, 1B and 2B in Block 1 of Copper Ridge Estates Phase 1 which require french drains.

**4. GARBAGE DISPOSAL**

All R2 lots fronting Westover Road that are using the access easements shall be responsible for hauling their garbage to Westover Road on garbage collection days as there shall be no garbage collection on the access easements.

**5. SANITARY SEWER**

Lot 12 of Block 1 of Copper Ridge Estates Phase 1 will require the installation of a private sanitary sewer lift station.

SIGNATURES OF LANDOWNERS

KDRH Development Company, LLC

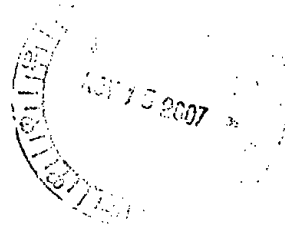
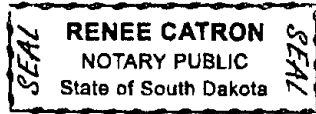
*Kevin Buntrock*  
Kevin Buntrock, Authorized Member

ACKNOWLEDGMENT

State of South Dakota )  
  ) SS  
County of Pennington )

The foregoing instrument was acknowledged before me this 1st day of November, 2007, by Kevin Buntrock, an authorized member of KDRH Development Company, LLC as a free and voluntary act and deed.

*Renee Catron*  
Notary Public  
My Commission Expires: 10-11-2012



902435 Recorded on 11/15/2007 at 4.02.00 Fee 11.00  
Book 2314 of PHOTOS Pages 488 to 489  
Susan F. Saunders, Campbell County Clerk by: A. SNIDER

RECORDED  
ABSTRACTED  
INDEXED ✓  
CHECKED