

persons claiming under them. It is however provided that the owners of not less than seventy five (75) percent of the record fee title owners of lots subject to these covenants, may release all or any part of the land so restricted from any one or more of said restrictions, or may change or modify any one or more of said non-mandatory restrictions only with the approval of the Johnson County Planning Commission and the Johnson County Board of County Commissioners by executing and acknowledging an appropriate agreement in writing and filing the same in the Office of the County Clerk for Johnson County, Wyoming. The recorded certificate of an abstractor doing business in Johnson County, Wyoming as to the record ownership of the property hereby restricted shall be deemed conclusive evidence of ownership thereof.

For additional Restrictive Covenants that apply to both the Cloud Peak Ranchettes Subdivision and the Siegoski Minor Subdivision, see the RESTRICTIVE COVENANTS FOR CLOUD PEAK RANCHETTES SUBDIVISION filed in the Office of the Clerk of Johnson County, Wyoming, 76 North Main Street, Buffalo, WY 82834. These Covenants are file in Book 86-15, Pages 319-325.

XII – ENFORCEMENT

The covenants herein set forth shall run with the land and bind the present owners, their successors and assigns, and all parties claiming under them shall be taken to hold, agree, and covenant with the owners of said lots, their successors, assigns, and with each of them, to conform to said restrictions. The purchase of any lot within Siegoski Minor Subdivision is taken as an assent to be bound by these covenants during the period of ownership and to abide thereby. Declarants, or the owner of any of the lots shall have the right to sue for and obtain an injunction to prevent the breach of or to enforce observance of the restrictions above set forth, in addition to ordinary legal action for damages.

The failure of Declarants or of the owner of any of the other lots hereby restricted to enforce any of the restriction herein set forth at the time of its violation, shall in no event be a waiver of the right to enforce any subsequent violation. Reasonable attorneys fees and costs shall be recovered as required in any proceeding either to enjoin violation of the Declaration of Protective Covenants or to recover damages resulting from such violation. The violation of these restrictions shall not defeat nor render inviolate the lien of any mortgage or deed of trust made in good faith and for value.

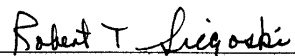

XIII – ENFORCEMENT BY COUNTY

Any of the covenants, restrictions, or conditions contained herein which may, in the sole discretion of the Johnson County Board of County Commissioners be in the public interest, may at the sole discretion of the Johnson County Board of County Commissioners be enforced in the same manner and upon the same terms and conditions as any lot owner can seek to enforce the same in any proceeding of law or equity. Reasonable attorneys fees and costs shall be recovered by the County in any proceeding either to enjoin a violation of the Declaration of Protective Covenants or to recover damages resulting from such violation. The purchase of any lot shall be taken as consent to pay costs and fees and the same shall be a lien on the land. The failure or delay of the County to enforce these Covenants does not diminish or cancel their enforceability.

XIV – SEVERABILITY

Invalidation of any one of these covenants by judgment or Court order shall in no way or manner affect any of the other provisions which shall remain in full force and effect.

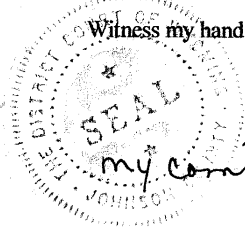
IN WITNESS THEREOF, the undersigned being the Declarants herein, has hereunto set their hand this 15th day of October 2002.


Robert T. Siegoski

Helen A. Siegoski

STATE OF WYOMING)
)ss
County of Johnson)

The foregoing instrument was acknowledged before me this 15th day of October,
2002 by Robert T. Siegoski and Helen A. Siegoski.

Witness my hand and official seal.



my Commission Expires
1-6-2003

Debra R. Vandel, Deputy
Notary Public
Clerk of District Court

**DISCLOSURE STATEMENT
SIEGOSKI MINOR SUBDIVISION**

A. **Street construction and maintenance including snow removal responsibility.** The Cul-de-sac and access road designated on the official recorded subdivision plat for Cloud Peak Ranchettes Subdivision as Misty Lane was never constructed by the developer of the Cloud Peak Ranchettes Subdivision. Nonetheless, the right-of-way for Misty Lane and the Cul-de-sac must be preserved. Maintenance and snow removal of Misty Lane and the access into Siegoski Minor Subdivision will be the responsibility of the owner of Lot 10A in Siegoski Minor Subdivision unless a future agreement is made with other property owners wishing to utilize Misty Lane and the Cul-de-sac for access to additional properties outside of Siegoski Minor Subdivision.

B. **Water supply.** NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). Potential buyers/lot owners are advised to hire a reputable well-drilling contractor and construct their well within guidelines prescribed by the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the State Engineer's Office is required prior to the drilling of a well.

C. **Sewage disposal methods and permits required.** NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS (W.S. 18-5-306). Johnson County is authorized to issue permits for small wastewater disposal systems under a delegation agreement with the Wyoming Department of Environmental Quality. Call (307) 684-7102 for permit information.

D. **Copies of Restrictive Covenants.** Copies of restrictive Covenants for Cloud Peak Ranchettes Subdivision and Siegoski Minor Subdivision, both of which apply to Siegoski Minor Subdivision, are on file at the Office of the Clerk of Johnson County, Wyoming, 76 North Main Street, Buffalo, Wyoming 82834. Restrictive Covenants for Cloud Peak Ranchettes Subdivision are filed in Book 86A, Pages 319-325.

E. **Homeowners Association.** The Cloud Peak Ranchettes Homeowners Association exists and membership is voluntary, but highly encouraged. Membership to the Association is granted upon payment of dues. The address for the Homeowners Association is P.O. Box 668, Buffalo, WY 82834. No Homeowners Association has been created for Siegoski Minor Subdivision.

F. **Garbage disposal availability.** The owner of Lot 10A shall be responsible for garbage disposal. The nearest landfill is located at 284 TW Road and is operated by the Johnson County Solid Waste District. Information on landfill fees can be obtained from the Landfill Office at (307) 684-2541. Privately owned garbage collection is available to Johnson County residents.

G. **Fire protection availability.** There are no onsite firefighting facilities proposed for Siegoski Minor Subdivision. Johnson County provides a Volunteer Fire Department, which is located at 314 Railroad Avenue, Buffalo, Wyoming. For information, contact the Johnson County Commissioners Office, 76 North Main Street, Buffalo, Wyoming 82834, or by calling (307) 684-7555.

H. **Flooding.** Land in the Siegoski Minor Subdivision is not subject to flooding.

I. **Codes related to construction.** Johnson County, Wyoming has no building codes or zoning regulations as of the date of this document. Potential lot owners are advised to contact the Johnson County Commissioners Office, 76 North Main Street, Buffalo, Wyoming 82834, or by calling (307) 684-7555 to obtain the current status of any codes or regulations prior to the commencement of any construction. Building restrictions are currently governed by Restrictive Covenants for Cloud Peak Ranchettes Subdivision and Siegoski Minor Subdivision.

J. **Postal service, mail delivery points.** There is rural postal delivery to Cloud Peak Ranchettes Subdivision. The nearest U.S. Post Office is located at 193 South Main Street, Buffalo, Wyoming 82834.

K. **Status of or lack of any water rights.** There are no water rights on Lot 10A in the Siegoski Minor Subdivision.

L. **Use of water from any ditch or stream.** Potential buyers/lot owners in Siegoski Minor Subdivision are not allowed to use water out of any ditch or stream without an appropriate water right.

M. **Soils Information.** The Lake DeSmet Conservation District, in its soils report dated August 28, 2002 for this lot indicates that the soil limitations may be slight to severe for some structures, landscaping, and septic tank absorption fields.

N. **Service providers.**

Telephone: Qwest
3101 South Douglas Highway
Gillette, WY 82718
Telephone: (307) 682-7241

Electricity: Powder River Energy Corp.
P.O. Box 5087
Sheridan, WY 82801
Telephone: (307) 674-6466