

Area Thirty 3 Estates

Home Owners Association

Constitution

1. Objectives

- To provide estate owners the opportunity to control there surroundings within the subdivision.
- Have and maintain a clean and safe environment for all estate owners.
- Add a sense of security, and create an open environment for all estate owners.
- Have the opportunity to maintain the appearance of each estate and maintain a high value for the property that each Estate owner occupies.
- Have an opportunity to work out any differences or problems with appearances of each estate.

2. Membership

- Membership shall consist of each estate owner and his/her significant other.
- Each estate is limited to and only has one vote in the Homeowners Association.
- Membership shall be taken out in the name of an individual or the family.
- Membership is granted to all those purchasing estates in the, *Area Thirty 3 Estates Subdivision.*
- Members will have to attend an annual meeting or forfeit their vote for the issues at hand.

3. Dues

- The president of the association each month shall collect a monthly due from each of the estate owners.
- Dues will pay for the monthly up keep of the private park, electrical cost for any future street lights, and any other upgrades the association votes upon.
- Membership dues are payable by check to RBM Enterprises, on a monthly basis and are due on the 1st day of each month.
- Dues will be \$45.00 @ month.
- Dues collected will be available to the board for any additions to the Area Thirty 3 Estates.



- Dues that are not paid will result in a civil suit against the Estate owner until paid in full.

4. Park of Area Thirty 3 Estates

- This park is a private park, not a public park.
- The Homeowners Association will maintain the Park. The dues that are collected will be spent on the up-keep of the park, maintenance, repair and future improvements.
- A professional landscape company will maintain the Park. The company that is chosen will be discussed and chosen by the Homeowners Association.
- Timeline of the park improvements will be;
 - i. Initial Construction
 1. Picnic areas with paved parking area's
 2. Minor landscaping around picnic area's
 3. Concrete sidewalk around border of park.
 4. Top soil removal and grade for future grass area.
 - ii. Future Construction (To be Constructed at a Later Date)
 1. Covered Picnic Area's.
 2. Water Well for water system of park.
 3. Irrigation system, for watering of grass and trees.
 4. Grass planted, Sod not seed.
 5. Tree's, shrubs and bushes planted
 6. Full Basketball court
 7. Jogging Path
- After 50% of estates have been sold. Homeowners have opportunity to present different ideas on what will be constructed for future improvements to the Park
- The Developer, Robert B Moses is responsible for up keep of park until 50% of the Estates are sold.
- The Home Owners Association is responsible for maintenance of the views in the subdivision.

5. Board of Directors

- Each estate owner will be on the board.
- All votes will go to a majority decision of the issue at hand.
- If for any reason the President doesn't agree with the vote, He can override all votes and act in his best interest.
- If for any reason there is a tie in votes, the president will act in the best interests of the Association.
- A temporary board of directors will be, the Developer, Robert B. Moses, and the Engineer, Steven Boyer, until 50% of the Estates are sold.

6. Meetings

- There will only be one annual meeting that is required of all members of the association.
- Special meetings can be called upon at any time to discuss any issues related to the association.



Robert B. Moses

President

Area Thirty 3 Homeowners Association

(307) 389 - 2230



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AREA *THIRTY 3* ESTATES

YELLOWSTONE RD
ROCK SPRINGS WY 82901

ESTATE COVENANTS "EXHIBIT A"

Section 1 All Estates in Area Thirty 3 shall refer to all covenants in this Declaration. All covenants shall be binding on all persons purchasing and or occupying each Estate.

Section 2 Each home site plan, prior to construction will have to be approved by the Design and Review Committee.

Section 3 All Estates shall be used for residential purposes only. Each Estate shall have a single family residence and only one there of, any modifications of this will have to be approved by the Design and Review Committee.

Section 4 Each Estate shall have a site built or New "IRC" Modular built home.

- A.** Minimum livable area of 2,000 square feet for a single level home. If constructing a multi level home, the minimum base floor will have to have 1,800 square feet. All homes will have to be built on basement foundations.
- B.** IRC Homes, NEW ONLY
 - a. Have to be placed on full basements, no crawl spaces will be allowed.
 - b. Have to have an attached garage, and be in an "L" configuration.
 - c. Maintain a 5/12 Roof Pitch or greater.
 - d. Have at least two roof dormers on the front side of home.
 - e. Maintain the minimum square footage requirements of the site built homes.
- C.** For any home that does not meet the minimum criteria, a home site plan can be presented to the Design and Review Committee and for approval. If accepted all constructions may proceed.

Section 5 Under no circumstances will there be any horses, barns, etc. allowed in the Area Thirty 3 Estates. No corrals or quarters will be constructed for any animal other then your typical K-9, or cat permitted. All quarters for these animals will have to be behind your primary residence and limited to that.

Section 6 The following provisions shall govern all Estate Design along with the structure of any secondary structure.

- A.** There may be accessory of auxiliary garages on each Estate, all structures will have to maintain the same exterior look and appearance of the residence, and/or be approved by the Design and Review Committee.
- B.** All structures that are planned to build, will follow the completion of the Primary Residence. The primary residence will have to be occupied before any additional structures are built.
- C.** All structures on Estates will have to be site built.
- D.** All additional structures will have to be behind the Primary Home.
- E.** A paved driveway connecting to Moses Drive will have to be completed along with the primary residence.
- F.** Each Estate will have the Front yards landscaped within 12-months of completion of primary residence. All yards are to be landscaped with grass, trees, decorative concrete, gravel etc. No raw dirt will be acceptable.



- G.** A 72" tall privacy fence is required from the primary sides of each residency to the property line of each Estate. A fence of no more than 24" is allowed in the front yard of each Estate, unless permission is given from the Design and Review Committee.
- H.** All fencing must be Vinyl, other fencing options will have to go through the Design and Review Committee for authorization.
- I.** Each Estate owner will have there own control of what is behind the Fenced portion of there Estate.
- J.** Each Estate Owner must maintain a route for fire protection vehicles from the front of the lot to the rear.
- K.** Upon purchase of each estate, a letter of credit will have to be provided to the Design and Review committee, complying with all of the Covenants of Area Thirty 3.
- L.** Drainage Easements will be maintained by each Estate Owner. There may not be any permanent structures placed on Drainage easements. There has to be a clear path through all easements with no obstructions and will be the responsibility of each estate owner to maintain the easement.

Section 7 Any home businesses will have to be approved by the Design and Review Committee. No hospitals for any animal or human are allowed, nor are any hotels allowed.

Section 8 All Estates are subject to easements for public utilities, irrigation, and drainage routes. No building will be allowed in these areas and are prohibited from altering any easement exists.

- A.** Obstruction of views will be regulated by the Home Owners Association.
- B.** All estates must be graded in a manner that storm waters are drained away from building foundations, a minimum of a 5 percent slope or 6 inch drop in 10 feet.
- C.** Each estate owner shall submit drainage and grading plan at the time of their construction application permit of their primary residence. This plan must show the drainage manner that does not adversely affect neighboring estates. This plan must be prepared, signed, and stamped by a professional engineer licensed in the State of Wyoming.

Section 9 All garbage will have to be kept in a closed and concealed container out of sight for any of the surrounding Estates.

Section 10 There will be a homeowner's association in which all estate owners will be part of. Dues will go into the upkeep of the private park, electrical costs of the street lights and the landscaping of the entrance area of the estates. Dues will be \$45.00 a month and are due on the First day of each month.

Section 11 All Estate owners shall be responsible for the costs incurred to connect to the public sewer line when service becomes available, and easements will allow for future public sewer systems.

Section 12 Soils, due to the variability which are known to exist in this area, is recommended that an open hole investigation is conducted by a qualified engineer to determine the exact soil conditions for each estate. An appropriate foundation system then could be recommended. Footings will have to be placed a minimum of 42 inches deep to avoid frost action.

ESTATE # _____

NAME _____

ADDRESS _____

CITY STATE _____

PHONE # _____

SIGNATURE _____

RBM ENTERPRISES, Inc
ROBERT B MOSES
(307) 389-2230



SIGNATURE

Note Exhibit A is subject to change at any time up to the closing of each estate.



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