

Eagle Ridge Subdivision
Dayton, Wyoming
Construction and Building Standards

In order to insure that all neighboring properties are respected and the nuisances inherent to any construction process are kept to a minimum, the following standards shall be enforced during the construction period of all improvements at Eagle Ridge. Any violation of these standards by an owner's agent, representative, builder, contractor or subcontractor shall be deemed a violation by the owner.

In the event that any person fails to cure (or fails to commence and proceed with diligence to complete the work necessary to cure) any violation of these standards, including these Construction and Building Standards, the Architectural Review Committee (hereafter referred to as the "Review Committee") shall have the power and authority to impose upon that person a fine for such violation (the "violation fine" not to exceed five hundred dollars (\$500.00) per occurrence. If after the imposition of the violation fine, the violation has not been cured or the person has not commenced the work necessary to cure such violation, the Review Committee shall have the power and authority to impose another violation fine, which shall not exceed five hundred dollars (\$500.00). There shall be no limit to the number or the aggregate amount of violation fines which may be levied against a person for the same violation, if not timely cured. The violation fines, together with interest at the highest lawful rate per annum and any costs of collection, including reasonable attorney's fees, shall be a continuing lien upon the lot against which such violation fine is made. Continued failure to comply may cause the Review Committee to pursue legal remedy in the form of a "stop work" injunction or punitive damages.

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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

The continued or habitual violation of these standards by a general contractor, subcontractor, or materials supplier will result in the withdrawal by the Review Committee of their permission to perform work at Eagle Ridge.

Health and Safety Compliance

All applicable statutes, ordinances, or rules pertaining to safety and health, hazardous materials, toxic substances or wastes, including all relevant Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.

Construction Trailers

Upon commencement of construction, a construction trailer or portable field office may be located on the building site totally within the lot's perimeter. The type, size and color of any portable office must be approved by a representative of the Review Committee prior to its placement on the lot. The field office may not be placed on-site earlier than two weeks prior to the actual onset of continuous construction activity. A construction trailer may not remain on site for a period of time exceeding six months without written approval of the Review Committee.

Trash Receptacles and Debris Removal

Owners and builders shall clean up all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose to contain all lightweight materials or packaging. The receptacle must be positioned on the site alongside the construction access drive, clear of adjacent road rights-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse; disposal shall be at a suitable off-site facility. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the lot or within Eagle Ridge. Heavy debris, such as broken brick or stone, wood scrap, or the like must be removed from the lot and Eagle

Ridge immediately upon completion of the work of each trade that has generated the debris.

All concrete washout, from both trucks and mixers, must occur within the developed area of the lot in a location where it will ultimately be concealed by structure or covered by backfill. Washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore in the judgment of the Review Committee or a detriment to other lots or open space. Any clean-up costs incurred by the Review Committee or the Association in enforcing these requirements shall be payable by the Owner and the general contractor. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, driveways, or other portions of Eagle Ridge.

Sanitary Facilities

Each owner or builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets must be located within the lot's perimeter, clear of all road rights-of-way and adjacent properties.

Construction Access

Construction access to any lot may only occur from its primary road frontage (Eagle Ridge Trail) only after driveway has been constructed. Access across open space tracts or across any neighboring lot is strictly prohibited. Access to any lot must be on the properly completed driveway. Access to any lot across the right-of-way is strictly prohibited.

Vehicles and Parking Areas

Prior to commencement of construction, driveways and parking area must be completed. As stated in the covenants, driveways shall not exceed the width of sixteen (16) feet. An eighteen inch (18") diameter culvert pipe must be installed in ditch along Eagle Ridge Trail at driveway entry. Driveway must be surfaced

with a minimum depth of six inches (6") of crushed gravel. All roadway construction must be approved by the Review Committee and shall comply with Wyoming Department of Environmental Quality (DEQ) Storm Water Pollution Prevention Plan (available from WY DEQ) for small construction activities.

Construction personnel may only park upon the residential lot, or along the primary road frontage of the lot, remaining at all times on a gravel surface. Vehicles may not be parked on neighboring lots or on open space. All parking areas and delivery areas must be on a gravel surface.

Any mud, dirt, contaminating debris tracked or carried onto the primary road surface (Eagle Ridge Trail), or any damage occurring to the primary road requiring remediation of the surface, will constitute a violation of these standards and must be remedied to the satisfaction of the Review Committee.

Excavation Materials and Blasting

If any blasting is to occur, the Review Committee must be notified two weeks in advance and appropriate approvals must be obtained from Sheridan County officials. Blasting may only be done by licensed demolition personnel, with all requisite insurance coverage as mandated by the Review Committee and by County and/or State statutes, specific to their blasting activity at Eagle Ridge. The writing of the documentation of anticipated seismic effects, with confirmation such effects will not be injurious to other person or properties, public or private, and that all appropriate protection measures have been utilized.

All surplus products of excavation, including blasting, must be removed from Eagle Ridge once rough excavation has been completed. On-site stockpiling of rock, gravel, or soil shall be limited to those materials intended to reuse for backfill and final grading.

Dust and Noise Control

The contractor shall be responsible for controlling dust and noise from the construction site. Dirt and/or mud deposited on public or private roads as the

result of construction activity shall be promptly removed. Any contamination of, or damage to, Eagle Ridge Trail shall be remedied immediately.

The sound of radios or of other audio equipment must not be audible beyond the property perimeter of any lot; repeated violations of this provision will result in the total prohibition of any on-site use of radios or other audio equipment during construction.

Snow Removal

All snow removed from the construction site, including driveways and parking areas, shall be contained within the owner's property boundary and not deposited on the primary road (Eagle Ridge Trail), plowed or pushed across the primary road, or deposited in any rights-of-way along the primary road. Additionally, culvert pipe openings will always be kept free of snow and debris that may block proper drainage and lead to contamination of the primary road surface.

Material Deliveries

All building materials, equipment and machinery required to construct a residence on any lot at Eagle Ridge must be delivered to and remain within the property boundary of each lot, clear of all road rights-of-way and adjacent lots or tracts. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Eagle Ridge over night. Material delivery vehicles may not drive across adjacent lots or tracts to access a construction site and must stay on gravel surfaces. The tracking of mud on primary road (Eagle Ridge Trail) will constitute a violation of building standards and subject the owner and/or contractor to a violation fine if contamination of the primary road is not remedied immediately.

Material deliveries may not occur on Sunday.

Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, lot, or common property within Eagle Ridge is prohibited.

Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, lot, or common property with Eagle Ridge is prohibited.

Fire and Flammable Material

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited. At least two 20-pound ABC-Rated Dry Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times.

No on-site fires are allowed, except small, confined, attended fires for the purpose of heating masonry product.

Pets

No pets, particularly dogs, may be brought onto the property by a member of any construction crew.

Preservation of Property

The use of or transit over any other lot, common property, or amenity is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish, or scrap materials (including concrete washout) on any neighboring lot, tract, or right-of-way.

Restoration of Property

Upon completion of construction, each owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the Review Committee, and repair of roads, structures, utilities,

driveways, pathways, drains, culverts, ditches, signs, lighting, fencing, and rights-of way.

In addition, the owner and contractor shall be held financially responsible for the cost of site restoration/revegetation and refuse removal necessitated on any and all adjacent properties and road ways as a result of trespass or negligence by their employees or sub-contracted agents.

Construction Signage

Temporary construction signs shall be limited to one sign per site not to exceed nine square feet of total surface area. This sign is intended primarily for job site identification; therefore, it must be located with the lot's boundary, facing the road frontage of the lot. It may identify the general contractor and designer by name with address, license number and telephone number(s) and it may identify the job site by lot number of owner's name. The construction sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity and must be removed within two weeks of issuance of a certificate of occupancy by the County. The general contractor of a completed market home may apply to the Review Committee for continuation of his construction sign for advertising and sales purpose after construction has been completed, until such time that contract for sale has been executed.

Individual signs, or construction sign attachments identifying individual sub-contractors, trademen, or suppliers are prohibited; identification of licensed trademen, when required by statutes, shall be confined to the posting location of the building permit.

The Review Committee may remove and dispose of all non-conforming signs.

Daily Operation

Daily working hours for each construction site shall be from 7:00 am to 6:00 pm, Mountain Standard Time, or 7:00 am to 7:00 pm, Daylight Savings Time, Monday through Saturday of each week. All construction work, including delivery of materials, is prohibited on Sunday of each week.

Site Visitations

Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, Review Committee representatives or observers, sales personnel, and the owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

Construction Insurance Requirements

All contractors and sub-contractors must post evidence of insurance with their lot owner and the Review Committee prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming the owner, the Association, and Eagle Ridge Development LLC as the certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than \$500,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

Executed by Eagle Ridge Development, LLC this 7th day of JANUARY 2008

EAGLE RIDGE DEVELOPMENT, LLC

A Wyoming Limited Liability Company

BY: Don Horn

Don Horn, Operating Manager

STATE OF WYOMING, County of Shoshone

On this 7 day of Jan, 20 08

Before me, personally appeared Don Horn

_____ to me known to the person described in
and who executed the foregoing instrument and acknowledged
that he executed the same as Don Horn
free act and deed, and I hereby certify before
me that the matters set forth in the foregoing instrument are
true.

(SEAL)

Term

My commission expires Sept. 22, 2009

Notary Public Susan McElroy

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