

**FIRST REVISED
AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF
NATRONA COUNTY, WYOMING, AND LAKE RIDGE ESTATES, LLC FOR ZONING
OF THE LAKE RIDGE ESTATES SUBDIVISION TO PLANNED UNIT
DEVELOPMENT**

WHEREAS the Board of County Commissioners of Natrona County, Wyoming ("Board") has requested Lake Ridge Estates, LLC ("Developer") develop the Lake Ridge Estates subdivision ("Subdivision") as a Planned Unit Development ("PUD") under Section 14 of the Natrona County Zoning Resolution;

WHEREAS Developer is agreeable to develop the Subdivision as a PUD under the terms, conditions, and covenants set forth herein;

WHEREAS Developer and the Board seek to set forth development and use restrictions and requirements in order to ensure the appropriate use and development of the property within the Subdivision for the uses set forth herein and in the attached Exhibits, and to prevent the impairment of the attractiveness of the Subdivision and maintain property values therein;

WHEREAS Developer and the Board desire to enter into this agreement to set forth the rights, obligations and responsibilities of each party to this agreement;

WHEREAS the Board hereby finds that the proposed lot sizes and development plan for the Subdivision warrant a deviation from PUD Zoning Resolution requirements pertaining to open space and cluster development, and the Board hereby waives said open space and cluster requirements;

WHEREAS the Board hereby finds that the Subdivision plan is suitable and meets all other zoning requirements for a PUD; and

WHEREAS the purpose for this First Revised Agreement Between the Board of County Commissioners of Natrona County, Wyoming, and Lake Ridge Estates, LLC for Zoning of the Lake Ridge Estates Subdivision to Planned Unit Development is generally to limit the use of Lots 1 and 2 of the Subdivision to residential only, modify the approved uses allowed on Lots 3 through 10 of the Subdivision, and to make minor modifications to Exhibit "D", Design Standards.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer and the Board each agree to be bound by the terms, conditions and covenants set forth herein:

SECTION 1: INTRODUCTION.

This Agreement for Zoning of the Lake Ridge Estates Subdivision to Planned Unit Development ("Agreement" or "Agreement for Planned Unit Development") accompanies Resolution 50-07, which rezoned the property that is now within the boundaries of the Subdivision from Ranching, Agricultural and Mining to Planned Unit Development on March 6,



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NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: TG
Nov 25, 2009 03:47:30 PM
Pages: 22 Fee: \$95.00
SCOTT BROWNELL

2007. This Agreement and the Exhibits attached hereto and by this reference incorporated herein, set out implementation of the PUD zoning for the Subdivision.

SECTION 2: DEFINITIONS.

Architectural Committee – Shall mean the Architectural Committee of the Lake Ridge Estates Owners Association

Association – Shall mean Lake Ridge Estates Owners Association

Commission – Shall mean the Natrona County Planning and Zoning Commission

Development Application – Shall mean the site plan, building plans, and such other information as to reasonably allow the Architectural Committee and the Planning Department, Commission and Board to review and consider, pursuant to the terms of this Agreement and the Exhibits attached hereto, applications for development on lots within the Subdivision.

Planning Department – Shall mean the Natrona County Development Department

SECTION 3: BINDING EFFECT OF AGREEMENT.

Subject to the provisions contained herein and in the Exhibits attached hereto, this Agreement and the Exhibits attached hereto and their terms, covenants and conditions, shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement shall continue in force for so long as the Subdivision is zoned as a Planned Unit Development.

SECTION 4: APPLICATION OF AGREEMENT.

Subject to and as may be modified by the terms of this Agreement and the Exhibits attached hereto, this Agreement specifically incorporates the 2000 Natrona County Zoning Resolution, as amended, and applies to all property within the boundaries of the Subdivision. The Association reserves sole authority to manage matters pertaining to assessments, liens, and common areas, and said matters are outside the scope of this Agreement.

SECTION 5: DEVELOPMENT AND USE.

A. All development within Lake Ridge Estates shall comply with the terms of this Agreement and the Exhibits attached hereto, as the same may be amended from time to time.

B. Generally, the Subdivision is designed for residential and certain other uses identified in this Agreement and the Exhibits attached hereto. No building, structure, or land shall be used for any purpose other than those allowed under this Agreement and the Exhibits attached hereto, and no such use will be allowed unless approved by the Architectural Committee and the Planning Department and the Board and/or Commission, as applicable, pursuant to the provisions set forth herein.

C. Lots 3-10 in the Subdivision may be used for any of the permitted uses listed in **Exhibit "A"**. Uses listed in **Exhibit "B"** may be permitted on Lots 3-10 upon the approval by the Commission and Board upon the applicant meeting the standards for a Conditional Use Permit set forth in the 2000 Natrona County Zoning Resolution. Uses listed in **Exhibit "C"** shall be prohibited on all Lots in the Subdivision.

SECTION 6: APPLICATION PROCEDURE, AMENDMENT AND ENFORCEMENT.

A. The Architectural Committee and the Board, Commission and/or Planning Department shall have the authority and responsibility to approve Development Applications within the Subdivision and enforce the Lake Ridge Estate PUD Design Standards **Exhibit "D"** (hereinafter referred to as "Design Standards") as set forth herein. The standards set forth in the Design Standards replace the standards in the Natrona County Zoning Resolution for the Subdivision.

B. For permitted uses, every Development Application should first be submitted to the Architectural Committee for preliminary approval. The applicant should supply the Planning Department with a copy of the Architectural Committee's approval concurrently with any application for a zoning certificate or a building permit.

C. If the Architectural Committee has approved the Development Application, the Board, Commission and/or Planning Department will approve the Development Application, unless the Board finds that the Architectural Committee abused its discretion in approving the Development Application. Subject to subsection G, below, the Board, Commission and/or Planning Department will take no action on any Development Application until the Architectural Committee makes a recommendation.

D. Except with regard to applications for uses listed in **Exhibit "B"**, the Board, Commission and Planning Department will have a reasonable time, not exceeding sixty (60) days, within which to consider a Development Application and provide a written decision to the applicant.

E. The Board, Commission and Planning Department shall apply the terms of this Agreement and the Exhibits attached hereto in making decisions pertaining to the Subdivision.

F. In the event that the Planning Department becomes aware of an event of non-compliance with any of the terms, requirements or conditions set forth in the Design Standards, the Planning Department shall attempt to notify the Architectural Committee and the Lot Owner of the event of non-compliance. The Planning Department will provide the Lot Owner a reasonable time within which to correct the event of non-compliance. If the event of non-compliance is not corrected by the Lot Owner, the Planning Department and the Board and/or Commission shall promptly thereafter take such enforcement measures as are necessary to result in compliance with the Design Standards, including enforcement by civil suit. The Association or Architectural Committee may, but shall not be obligated to, take independent measures to attain compliance with the Design Standards.

G. Notwithstanding the foregoing, in the event that the Association is not actively functioning or is no longer in good standing with the Wyoming Secretary of State, the Board, Commission and/or Planning Department shall be solely responsible for the review of

Applications for Development and enforcement of the terms, restrictions, and conditions of the Design Standards, until such time as the Association becomes active and in good standing.

SECTION 7: MISCELLANEOUS.

A. The terms of this Agreement and the Exhibits attached hereto may be modified by written consent of the Board and a majority of the membership of the Association.

B. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

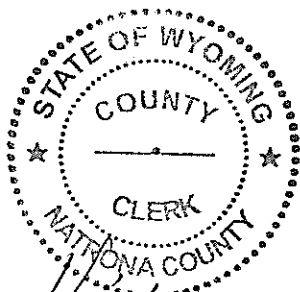
C. The failure by a party to enforce any provision of this Agreement or the Exhibits attached hereto or the waiver of any specific requirement of this Agreement or the Exhibits attached hereto shall not be construed as a general waiver or a specific waiver of any provision herein nor shall such action act to estopp the party from subsequently enforcing this Agreement and the Exhibits attached hereto according to their terms.

D. All parts and provisions of this Agreement are hereby declared to be severable. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, section, subsection, sentence, paragraph or provision directly involved in the controversy in which such judgment shall have been rendered.

E. Nothing contained in this Agreement shall constitute a waiver of the sovereign immunity of the Natrona County government under applicable state law.

F. Upon execution by the parties, this Agreement and the Exhibits attached hereto shall be recorded in the office of the Clerk and Recorder of Natrona County.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written.



ATTEST:

Renea Vitto
Renea Vitto, County Clerk

My term of office expires
January 6, 2011

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

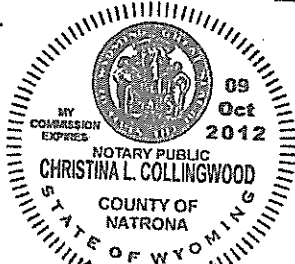
Rob Hendry
Rob Hendry, Chairman

LAKE RIDGE ESTATES, L.L.C.
Scott A. Brownell
Scott A. Brownell, Manager

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Scott A. Brownell, Manager of Lake Ridge Estates, LLC., this 12 day of November, 2009. Witness my hand and official seal.



Christina L. Collingwood
Notary Public

My Commission Expires: Oct 09 2012

Approved as to Content and Form:

[Signature]

Alcova Lake Ranch, LLC

Date: 11/12/09

Approved as to Content and Form:

[Signature]

County Attorney

Date: 10-9-09

EXHIBIT "A"

PERMITTED USES FOR LOTS 3-10

In addition to use as a residential lot, the following are permitted uses on Lots 3-10 of the Subdivision:

- (1) Hunting or Fishing Club or Lodge.
- (2) Motel or Hotel Lodging.
- (3) Cabin Sites for Recreational Lodging.
- (4) RV Campground.
- (5) Boat and/or RV Storage.
- (6) Dwelling, single family; one per lot, as the only building on the lot or in addition to other permitted structures as a secondary improvement either attached or detached.



EXHIBIT "B"

**PERMITTED USES FOR LOTS 3-10
UPON APPROVAL OF A CONDITIONAL USE PERMIT**

The following uses on Lots 3-10 may be approved by a conditional use permit:

- (1) Recreational Facility, public or private.
- (2) Specialty or Sundry Shop related to area recreation.
- (3) Sign, billboard advertising over 480 square feet.
- (4) Other similar and compatible uses as determined by the Board.

EXHIBIT "C"

PROHIBITED USES

Uses listed below shall be prohibited on all Lots in the Subdivision:

- (1) Mobile home.
- (2) Manufactured home.
- (3) Mobile home or manufactured home storage, sales or service.
- (4) Manufacturing.
- (5) Commercial activities except as listed on Exhibit "A" or those uses on Exhibit "B" approved by conditional use permit provided by the Board.
- (6) Adult entertainment establishment.

EXHIBIT "D"

DESIGN STANDARDS

CHAPTER 1 – PURPOSE

1.1 Purpose and Intent

The Lake Ridge Estates Owners Association (Association) and the Board of County Commissioners (Board), Planning and Zoning Commission (Commission), and Planning Department of Natrona County (Planning Department) desire to provide lot owners, homeowners, developers, architects, engineers, and planners with the basic information necessary to design, construct, and maintain their projects within the Subdivision that are in keeping with the guiding principles and character of Lake Ridges Estates.

These Design Standards are developed to ensure a coherent design image within the Subdivision. Consistency in the design image of the Subdivision is important to its identification as a special and unique place. All elements that are visible to the public are considered part of the development's overall image and therefore shall be subject to review, oversight, and approval by the Architectural Committee and Planning Department, and the Board and/or Commission, as applicable.

Rezoning and other development entitlement documents for the Subdivision require approval by the Architectural Committee and Natrona County. Specific entitlements and requirements such as permitted uses, setbacks, access, building height, lot coverage, and other building/lot relationships are specified in this document. In addition, all development within the Subdivision is subject to the performance standards, requirements and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the current Natrona County standards and regulations shall apply. In the case of conflicting requirements, the standards, requirements and guidelines set forth in this document shall apply. Where this Agreement imposes greater restrictions upon the use of building or land than are imposed by existing Resolutions, this Agreement shall prevail.

1.2 Design Theme

Lake Ridge Estates is a low-density subdivision that provides primarily residential and limited commercial areas to enhance recreational opportunities near Alcova and Pathfinder Reservoirs while preserving and protecting the environmental integrity and rural character of the area.

CHAPTER 2 – GENERAL REGULATIONS

2.1 **Applicability**

The section applies to all development within the Subdivision and contains specific information on performance standards, requirements and guidelines for the design of the public areas and private property, construction practices, landscape maintenance, and the acceptable plan palette. Development within Lake Ridge Estates will comply with these Design Standards, except as permitted by the Architectural Committee.

In utilizing these regulations, the Architectural Committee and County will afford consideration to site design given the characteristics of the site, the nature of the use and the intent of these Design Standards.

2.2 **General Regulations**

The following regulations shall be enforced by the Association, Architectural Committee and/or County. Failure to adhere to the stated regulations shall result in Association or County enforcement action until the violations are cured to the satisfaction of the Architectural Committee and County.

2.2.1 **Animals and Livestock**

It shall be permissible for the Owner of a Lot to keep household pets.

No livestock or other animals of any kind, including but not limited to horses, cattle, llamas, sheep, goats, chickens, rabbits, pigs or hogs, shall be raised, bred, kept or allowed on any Lot.

In the event that a majority of the Architectural Committee should determine that household pets have become or constitute a nuisance to other Lot Owners, or have been allowed to unreasonably damage or destroy the vegetation on the Lot, the Owners Association is granted the authority to restrict such use in such manner as it deems appropriate, including ordering the removal of the household pet(s) from the Lot.

All permitted household pets shall be kept enclosed kennels or fencing. Dogs and cats shall be prevented from harassing wildlife and shall not be allowed to roam beyond the boundaries of their owner's Lot.

2.2.2 **Prohibition on Further Lot Divisions**

Lots within the boundaries of the Subdivision as shown on the Plat shall not be subdivided or further divided into smaller tracts or parcels, and Natrona County will prohibit further subdivisions.

2.2.3 Service Yards and Trash

Clotheslines, service equipment, campers, boats, motor homes, trailers, wagons, trucks, tractors, garden equipment, TV antennas, trash, woodpiles, or storage areas shall be screened by vegetation or fencing to conceal the same from view of neighboring lots, drives and roads.

All refuse and trash shall be promptly removed from all Lots and shall not be allowed to accumulate. Burning of trash on any Lot will not be permitted unless said burning is conducted in a receptacle equipped with a spark arrester and Lot Owner has received a burn permit from the Natrona County Fire Department.

2.2.4 Motorized Vehicles

No vehicles that are abandoned, unlicensed or unregistered may remain ungaraged on any Lot. Any unlicensed or unregistered vehicle that remains ungaraged on any Lot shall be deemed to constitute a nuisance. For the purpose of this Section, ATV's shall not be considered vehicles.

2.2.5 Fire Prevention

All Lot Owners shall take appropriate steps to minimize fire hazards and the spread of fire. Each Lot Owner shall be responsible for mowing vegetation within a ten (10) foot radius surrounding dwellings and outbuildings located on the Lot.

2.2.6 Wood Stoves/Fireplaces

All wood stoves and fireplaces shall comply with local, state and federal emission regulations.

2.2.7 Noxious or Offensive Activities

No noxious or offensive activity shall be permitted on any Lot. No unreasonably loud or annoying noises or noxious or offensive odors shall be emitted beyond the boundary lines of any Lot. Improvements on any Lot which are or might become a nuisance to neighboring residential tracts shall not be permitted.

2.2.8 Damaged or Destroyed Structures

In the event any structure is destroyed either wholly or partially by fire or other casualty, such structure shall be promptly rebuilt or remodeled to conform with Natrona County Zoning Regulations contained herein and current building code regulations, or all remaining portions of the structure, including foundations, and all debris, shall be promptly removed from the Subdivision.

2.2.9 Maintenance

Each Lot and all improvements located thereon shall be maintained by its Owner in good condition and repair, and in such manner as not to create a fire hazard, all at the Lot Owner's sole cost and expense.

2.2.10 Tanks

Elevated (above ground level) tanks, such as propane, fuel and water tanks shall be painted or screened.

2.2.11 Sanitary Systems

No sanitary or sewage disposal system shall be constructed, altered or allowed to remain or be used unless fully approved as to design, capacity, location and construction by all applicable County and State health agencies. Septic systems shall not drain onto or otherwise impact any adjacent Lot or property.

2.2.12 Hunting

No hunting or discharge of any firearms shall be permitted within the Subdivision.

2.2.13 Water Wells

Protection of the groundwater supply in the Subdivision is of primary importance to the residents of the subdivision. For this reason, the following terms apply to wells in the subdivision.

All water wells located in the Subdivision shall meet the current requirements of the Wyoming State Engineer's Office for well completion. Additionally new wells shall be completed at the surface with solid casing projecting approximately one – two feet above the finished surrounding ground elevation. The casing shall be cemented to a depth of approximately ten feet below grade. Well pumps shall be installed with the use of a pitless adaptor and all wells shall be fitted with a water tight vented cap. Abandoned wells shall be properly plugged to prevent contamination of the aquifer.

Owners are encouraged to regularly collect water samples from the wells located on their Lots and have the sample analyzed for the standard water constituents (including major anions, and cations, sulfates, nitrates and bacteria).

CHAPTER 3 - SITE DESIGN AND APPROVED USES

3.1 Site Design, Building Placement, Orientation and Views

The Subdivision's attractive natural surroundings and views to Alcova Reservoir are amenities to be shared by all Lot Owners. Maximizing view opportunities of these features from roadways, open space corridors, and residential structures is encouraged and expected. Owners and designers shall emphasize these key natural features by designing and arranging their sites to protect natural features on the site and within the vicinity of the site. Site design, building design, building placement, and orientation on the lot shall be considered and, additionally, the impact of the same on adjacent or nearby lots and property shall be considered, any or all of which may form the basis for rejecting a Lot Owner's application to

construct. Obstruction of views of Alcova Reservoir shall be given special consideration in reviewing applications.

3.2 Site Design Requirements and Guidelines

3.2.1 Zoning Regulations

No Lot shall be occupied, used by, or for, any structure or purpose which is contrary to the regulations of the Agreement for Planned Unit Development, to which these Design Standards are attached.

3.2.2 Approved Uses

The Subdivision shall be used exclusively for residential purposes, except that Lots 3-10 may also be used for any of the purposes identified on Exhibit "A" and, conditionally, the uses identified on Exhibit "B".

Except for the permitted uses identified on Exhibit "A" and the conditional uses identified on Exhibit "B" in regards to Lots 3-10, no business, commercial, or manufacturing enterprise, or any enterprise of any kind or nature, whether or not conducted for a profit, shall be operated, maintained or conducted on any Lot or on any improvement erected or placed thereon.

No guest house or out building may be rented or leased, except as part of the entire premises. No dwelling, or any part thereof, may be used as a boarding or rooming house.

Accessory buildings or guest homes may not be constructed prior to the construction of the principal dwelling or building. Accessory buildings or guest homes must be constructed in close proximity or in the same general location of the principal building or dwelling on the lot.

The entire dwelling on any Lot on the Subdivision may be leased by the owner thereof for rental income purposes.

Notwithstanding the foregoing restrictions in this Section 3.2.2, a Lot Owner may have a home office within the dwelling on the owner's Lot, provided no business or commercial use violates County regulations and further provided that no business or commercial use interferes with the enjoyment or use of any part of the Subdivision.

The Commission and Board shall review and approve any proposed use listed on Exhibit "B" as a conditional use in accordance with the 2000 Natrona County Zoning Resolution.

3.2.3 Slope Protection Overlay District

The Slope Protection Overlay District applies to development or building on lands that have a natural sloping grade of 25% or more. The Slope Protection Overlay

District does not apply to initial construction of improvements by the Developer and does not apply to development or building on any lands that do not have a natural sloping grade of 25% or more, even if said lands are on the same Lot as lands to which the Slope Protection Overlay District applies.

Site plans for Lots in the Slope Protection Overlay District must be approved by the Commission and site plan materials that must be submitted with the application are:

- a. Design documents and a site plan that illustrate that building and access road construction will not create unreasonable scars visible from adjacent Lots, cause erosion problems, or obstruct desirable views;
- b. Before and after contour mapping;
- c. Foundation designs;
- d. Plans and profiles for roads and access drives; and
- e. A written analysis of the overall effect of the proposed development as well as the existing and potential development of nearby Lots which affect or may be affected by the proposed development.

No specific development density shall be associated with the Slope Protection Overlay District.

Determination of whether a Lot contains slopes exceeding 25% shall be made at the time of the development application by the Architectural Committee and the County.

3.2.4 No Mining or Quarrying

No mining or quarrying operations shall be conducted or permitted in the area, except by Declarant in constructing improvements.

3.2.5 Mobile and Manufactured Homes

Mobile homes and manufactured homes are not permitted.

3.2.6 Number and Location of Buildings

On Lots 1, 2, and 11-34 no buildings or structures shall be placed, erected, altered or permitted to remain on any Lot other than:

- o One single-family dwelling;
- o One detached single guest house; and
- o One attached garage and one detached outbuilding or garage.

On Lots 3-10, commercial structures are allowed that otherwise comply with the Design Standards set forth herein. One single family dwelling is permitted on Lots 3-10 as the only building on the lot or in addition to other permitted structures as a secondary structure either attached or detached.

On all lots within the subdivision, guest homes or Accessory buildings must be constructed in close proximity or in the same general location of the principal dwelling or building on the lot.

3.2.7 Minimum Setback Requirements

All buildings on a Lot shall have minimum setback distances measured from lot lines and access easements to the nearest wall of such building of fifty (50) feet. Setback variances or exceptions may be granted by the Architectural Committee and County when practical difficulty can be demonstrated by the Lot owner.

3.2.8 Square Footage

On Lots 1, 2, and 11-34, any dwelling or building that serves as the principal dwelling or building on a Lot, exclusive of porches, carports or garages, shall not be less than 1,850 square feet. On Lots 3-10, any dwelling or building that serves as the principal dwelling or building on a Lot, exclusive of porches, carports or garages, shall not be less than 1,850 square feet.

3.2.9 Garages

On Lots 1, 2, and 11-34, an attached or detached garage having a minimum size of 800 square feet shall be erected or constructed with the principal dwelling.

3.2.10 Height Restriction

No dwelling or building exceeding thirty-six (36) feet in height from the ground elevation around the dwelling or building to the top of the roof line shall be erected or constructed on any Lot.

3.2.11 Fencing

No barbed wire or woven wire fencing shall be permitted on any Lot. Smooth wire is acceptable. Fences shall be otherwise constructed of standard and typical fencing materials only. No fencing shall be constructed in such a manner as would impair the roadways dedicated into and throughout the Subdivision. All fences shall be maintained in a good condition by the Owner thereof.

3.2.12 Ingress/Egress to Lots

To maintain aesthetic values and minimize erosion, no more than one (1) road shall be allowed on the Lot for ingress to and egress from the principal dwelling. The Architectural Committee and the County may make exceptions on Lots 3-10 to accommodate uses other than residential, not to exceed two (2) access roads per Lot.

3.3 Accessory Buildings, Temporary Uses, and Emergency Access

3.3.1 Accessory Buildings

Accessory buildings shall be of the same character and materials as the principal building on that Lot.

3.3.2 Temporary Uses

No temporary house, mobile home, basement or trailer, or other structure of a non-permanent nature shall be allowed on any Lot as a place of residence or habitation either permanently or temporarily, except that during construction of a principal dwelling, temporary occupancy is permitted on the Lot on which construction is occurring for no more than six (6) months during construction of the principal dwelling. No dwelling shall be occupied in any manner prior to its completion. Construction of any new principal buildings or outbuildings shall be completed in no more than one (1) year from the date construction commences. The Architectural Committee and County may extend this period for not more than one (1) additional year in the case of hardship not caused by, or within the control of, the Lot Owner.

3.3.3 Emergency Access

Lot Owners will give the right of way to fire, sheriff, ambulance, and other emergency vehicles on the roadways in the Subdivision.

3.4 Erosion and Drainage

3.4.1 Slopes and Terraces

All slopes or terraces on any Lot shall be maintained so as to prevent erosion therefrom.

3.4.2 Natural Drainage

No improvements shall be permitted which interfere with the natural flow of drainage runoff.

3.4.3 Storm Drainage

Excess run-off from Lots should be minimized with sites graded to provide positive drainage away from buildings.

It is encouraged that water from roof drains and other areas be consciously directed to landscape areas that could benefit from the additional water, thereby reducing the need for irrigation water and improving water quality by filtration through landscape materials.

3.4.4 Grading

Lot Owners should provide positive drainage away from foundations.

CHAPTER 4 - LANDSCAPING

4.1 Landscape Development

All areas disturbed by construction shall be returned to natural conditions and replanted with suitable ground cover as quickly as is practical.

4.2 Landscape Design Principles

The overall concept for the Subdivision is based on the desire to create a landscape that is sustainable, attractive, comfortable, and complimentary to the natural and man-made elements within the development.

All development should demonstrate adherence to the following landscape design principles:

- Design to provide an attractive, comfortable environment for users.
- Design landscapes to create a naturalized appearance.
- Design and manage irrigation systems to achieve peak efficiency.

4.3 Landscape Performance Standards

Irrigation Water Use

The Subdivision is intended to be developed in a manner that supports water conservation. Xeriscaping is encouraged.

- Use of drip irrigation for plant material is encouraged.

Installation Period

- Landscaping and irrigation for individual lots should be completed within one year, or as soon as weather conditions permit, after completion of the primary building on a Lot.

4.4 Existing Vegetation Preservation

Protecting existing natural vegetation is encouraged.

Do not protect vegetation that is an undesirable species or are seriously diseased or near the end of their life span.

Existing trees that will remain and their root systems should receive adequate water to ensure survival, and should be protected from damage, soil contamination and compaction within the drip line during construction through the use of barricades or fencing.

4.5 Mulches

Acceptable mulches are:

- Crushed granitic river rock, river cobble, in the tan, rust, brown and gray range.
- Wood mulch (local pine/fir and other regionally produced products is preferred).

4.6 Environmental Considerations

Landscape materials should be strategically placed to buffer the structure from winter winds, allow solar exposure in the winter, and provide shade in the summer.

4.7 Irrigation and Water Use

Turf grass should be limited to areas that are most heavily used and which are central organizing spaces. No more than 40% of the landscape area on any lot should be in irrigated turf grass. The landscape should be arranged in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with drier zone benefiting from potential overspray, runoff and ground moisture of the adjacent higher water use zone. Irrigation systems should be designed to eliminate overspray on road surfaces. Irrigation systems should be automatically controlled and operated only between 10 pm and 10 am.

CHAPTER 5 – SIGN DESIGN REQUIREMENTS AND GUIDELINES

5.1 Purpose

These sign design requirements and guidelines are intended to create a strong image and reduce visual clutter.

5.2 Permitted Signage

Declarant may locate any "For Sale" signs on the Subdivision in locations, sizes and shapes as it deems appropriate. Declarant may install such entry signage as it deems appropriate in its sole discretion. The Association shall be responsible for maintenance and repair of the entry signage. Lot Owners other than Declarant may place no more than two (2) "For Sale" signs on each Lot, and the total size of both signs collectively shall be no larger than six (6) square feet. Lot Owners may construct one entrance gate sign identifying the owner or occupant of the property. "No Trespassing" or "No Hunting" signs shall be permitted. No advertising signs or billboards shall be permitted, except on Lots 3-10. Notwithstanding the above, no unsightly objects or nuisances shall be erected, altered, or permitted to remain on any Lot.

On Lots 3-10 there shall be no more than 1 freestanding identity sign per lot. The maximum height for a freestanding identity sign shall be (12) feet high. There shall be no more than (30) square feet of sign area per face for freestanding signs.

On Lots 3-10 there shall be no more than 1 building-mounted identity sign. Building-mounted identity signs or awnings may not exceed the length of the building front or (25) feet whichever is less.

5.3 Prohibited Signage

The following signs are prohibited, except as specifically approved by the Architectural Committee:

- Animated, Exposed Light Bulb and Flashing Signs.
- Roof Signs.
- Portable Signs.
- Hand-Lettered signs executed in the field.

CHAPTER 6 - LIGHTING DESIGN

6.1 General

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare for any neighboring Lot Owner.

6.2 Holiday and Temporary Lighting

During the winter holiday session (November 1 to January 30), holiday lighting may be used. The intent for holiday lighting is a tasteful display using traditional lighting techniques such as strings of Christmas lights in trees. Any lighting that is temporary in nature by means of cord and plug connection and/or not installed by the National Electric Code is defined as Holiday and Temporary Lighting. Distasteful, obnoxious, or excessive lighting is not permitted.

CHAPTER 7- ARCHITECTURE

7.1 Architectural Purpose and Goals

The goal of the architectural standards is to provide design standards that promote a high quality of life through the design of an integrated, sustainable development. It is the desire to provide flexibility for architectural design and optimize site and building functions, while achieving environmental goals and maintaining a sense of design integrity through the development.

7.2 Applicability

These Design Standards apply to the Subdivision, including principal dwellings and other buildings, accessory structures, temporary structures, and their related uses, and contains additional information on how to place and design structures, sites and landscapes in the residential development. Additional site design requirements and general regulations are located in these Design Standards and are supplemental to the requirements in this section. Additional requirements for the densities, overall design, setbacks and other land use performance standards are outlined in the applicable Natrona County Planning and Zoning Regulations.

7.3 Color and Design of Structures

The exterior colors and character of the principal building shall be designed and constructed in such a manner as to be consistent with the colors and character of the surrounding natural area landscape.

All additional structures, including fences, shall be constructed in such a manner as to coordinate exterior colors and design character with the principal building.

7.3.1 Compatibility with Existing Development

New developments in or adjacent to existing developed areas should be compatible with or complementary to the established architectural character. Compatibility may be achieved through techniques such as:

- The repetition of roof lines,
- The use of similar proportions in building mass and outdoor spaces,
- The use of similar window and door patterns, and/or
- The use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development.

7.3.2 Exterior Materials

Exterior building materials should either be complimentary or draw in part from the materials already being used in the neighborhood. If dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, should be utilized to ensure that enough similarity exists for the building to be compatible, despite the difference in materials.

- With the exception of windows, natural/indigenous in character building materials are encouraged.
- Building materials should be selected to provide a variety of textures per building façade, and provide visual balance.
- Building materials should provide greater visual and textural interest at building entrances and architectural opportunities and areas that are highly visible to the public.
- Exterior materials should be chosen for their suitability, durability, and visual continuity.
- All sides of the dwelling or building shall include materials and design elements consistent with those on the front facade.

Preferred Exterior Materials.

- Brick
- Textural concrete block, painted or integral color
- Textured architectural precast panels, painted and/or cast-in textures
- Site-cast concrete panels, painted and/or cast-in textures
- Wood
- Natural stone and synthetic stone products
- Metal-accent elements only

- Stucco
- Glazing
- Smooth face concrete block, used in combination with other textural materials
- Masonite or steel siding
- Other similar high quality materials

Prohibited Exterior Materials and Treatments

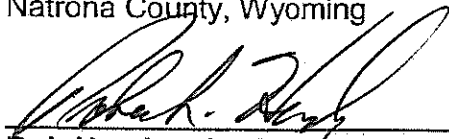
- Unadorned metal wall panels (when visible from the public right-of-way.)
- Full ceramic tile walls
- Highly reflective wall treatments
- Single color walls without mass breaks
- Excessive reflective glazing

7.3.3 Exterior Colors

Color shades should be used to facilitate blending into the larger development and unify the development. The color shades of exterior building materials shall complement or draw in part from the range of color shades that already exist in the area.

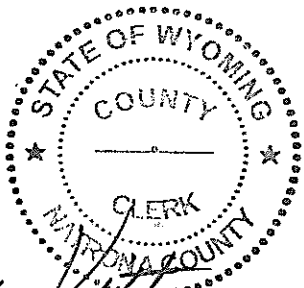
- Color palette should consider earth tones, indigenous to the region resulting in a cohesive, unified theme throughout the development.
- Monochromatic color schemes are discouraged.
- Accent colors should be compatible with base colors and used sparingly.


BOARD OF COUNTY COMMISSIONERS
 Natrona County, Wyoming



 Rob Hendry, Chairman

ATTEST:





 Renea Vitto, County Clerk

My term of office expires
 January 6, 2011

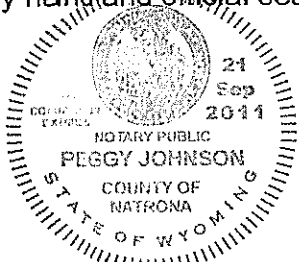
LAKE RIDGE ESTATES, LLC.


 Scott A. Brownell, Manager

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Scott A. Brownell, Manager of Lake Ridge Estates, LLC., this 14th day of October, 2009. Witness my hand and official seal.



Peggy Johnson
Notary Public

My Commission Expires: 9-21-11

Approved as to Content and Form:

Approved as to Content and Form:

[Signature]
Alcova Lake Ranch, LLC

[Signature]
County Attorney

Date: 11/12/09

Date: 10-9-09

M. Dawn Madrid
Notary Public

My Commission expires Jan 9, 2011

