

HOME OWNERS ASSOCIATION
WITH
ESTATE COVENANTS
FOR
AREA THIRTY 3 ESTATES

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17) OF THE FINAL PLAT OF AREA THIRTY3 ESTATES SUBDIVISON, A RESUBDIVISION OF LOT ONE (1), THIEL SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 105 WEST OF THE 6TH P.M., SWEETWATER COUNTY, WYOMING

Area Thirty 3 Estates

Home Owners Association

Constitution

1. Objectives

- To provide estate owners the opportunity to control their surroundings.
- 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 per estate.
- Membership shall be taken out in the name of an individual or family.
- Membership is granted to all those purchasing estates in Area Thirty 3.
- Each member will have to attend an annual meeting or forfeit their vote for the issues at hand.

3. Dues

- The monthly due's shall be deposited in the Area Thirty 3 Estates mail Box #20
- Dues will pay for the monthly up keep of the private park, electrical cost of the street lights, upkeep and maintaince of curb, gutter and sidewalk, and any other upgrades the association votes upon.
- Membership dues are payable by check to Area Thirty 3 Estates Homeowners Association, on a monthly basis and are due on the 1st day of each month.
- A \$5 late charge will begin on the 5th of each month and every day after that will be a \$1 @ day. If more than 30 days overdue, The Homeowners Association will file suit, with all court costs and expenses accrued to be paid by the estate owner(s), who is late.
- Dues will be \$55.00 @ month.
- Money that is not accounted for will be available to the board for the further development of the Private Park within this subdivision.
- Dues that are not paid will result in a civil suit against the Estate owner until paid in full
- Dues are due upon completion of home or 6 months after property purchase. If purchasing an existing estate, it's due immediately.

4. Park of Area Thirty 3 Estates

- This park is a private park not a public park.
- Park is maintained by the homeowners association. The dues that are collected are spent on the up keep of the park which includes maintenance, repair and improvements.
- Park will be maintained by a landscape company. The company that is chosen will be discussed and chosen be the Homeowners Ass.
- Park Plans
 - i. Summer 2008
 - 1. Covered Picnic Area w/ storage area
 - 2. Parking Area
 - 3. Park Lighting over sidewalk and inside the Park Area.

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 of the subdivision.
- If for any reason there is a tie in votes, the president will act in the best interests of the Association with the Tie break vote.

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.

Name

x ROBERT Brendan Moses

PRINT

x

x

[Signature]
SIGNATURE

x

Estate # 5,6,7,8,10,11,12,14,15,16,17

Date 12-1-09

x

NOTARY

[Signature]
Robert B. Moses

President

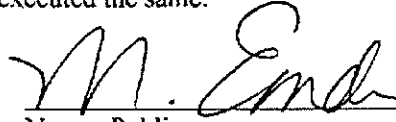
Area Thirty 3 Homeowners Association

(307) 389 - 2230

Edited 12/01/2007

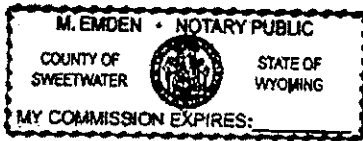
State of Wyoming)
County of Sweetwater)

On December 1, 2009, personally appeared before me ROBERT BRANDON MOSES, who being duly sworn did say that he is the PRESIDENT of AREA THIRTY 3 HOMEOWNERS ASSOCIATION, and that the within the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors or it's by-laws and who duly acknowledged to me that said corporation executed the same.



Notary Public

Residing: *Sweetwater*
Expires: *7-14-11*



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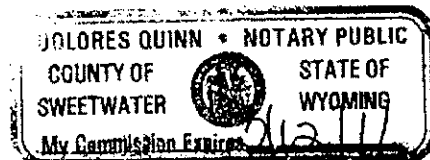
Name x Shawn Hall
PRINT
x Christy Hall

x Shawn Hall
SIGNATURE
x Christy Hall

Estate # 1
Date 5/9/09

x [Signature]
NOTARY

[Signature]
Robert B. Moses
President
Area Thirty 3 Homeowners Association
(307) 389 - 2230
Edited 12/01/2007



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Name ☒ Heath Deley
PRINT
☒ Melanie Deley

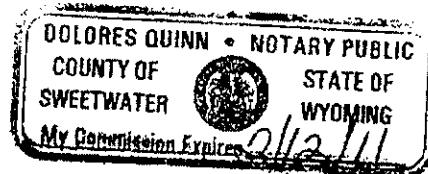
Estate # 2
Date 5-15-08

☒ [Signature]
SIGNATURE
☒ [Signature]

☒ [Signature]
NOTARY

[Signature]
Robert B. Moses
President

Area Thirty 3 Homeowners Association
(307) 389 - 2230
Edited 12/01/2007



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Name x Dustin Moses

PRINT

x Anna Moses

SIGNATURE

Estate # 3

Date 2-19-08

x [Signature]
NOTARY

x [Signature]
Robert B. Moses

President

Area Thirty 3 Homeowners Association
(307) 389 - 2230

Edited 12/01/2007



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Name x

PRINT

x

Craig Steininger

x

SIGNATURE

x

[Signature]

Estate #

4

Date

10-4-09

x

NOTARY

[Signature]

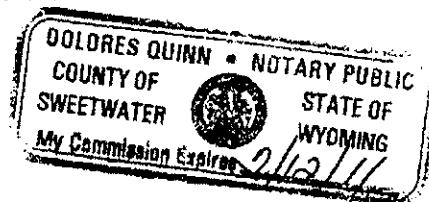
x

Robert B. Moses
President

Area Thirty 3 Homeowners Association
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Edited 12/01/2007

[Signature]



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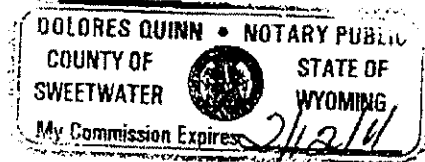
Name ☒ Robert W Moses
PRINT
☒ _____

☒ _____
SIGNATURE
☒ _____

Estate # 9
Date 3-10-08

☒ _____
NOTARY

☒ _____
Robert B. Moses
President
Area Thirty 3 Homeowners Association
(307) 389 - 2230
Edited 12/01/2007



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Name X ROBERT MOSES
PRINT

X Margaret Moses

Estate # 13

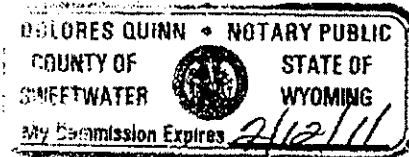
Date 1-3-08

X Robert Moses
SIGNATURE

Margaret Moses

X [Signature]
NOTARY

X [Signature]
Robert B. Moses
President
Area Thirty 3 Homeowners Association
(307) 389 - 2230
Edited 12/01/2007



AREA *THIRTY 3* ESTATES

MOSES DR.
ROCK SPIRNGS, WY 82901

ESTATE CONVENANTS "EXHIBIT A"

Section 1 All Estates in Area Thirty 3 shall refer to all covenants in the 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 Developer and President of HOA, Robert B. Moses.

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 modification of this will have to be approved by the Developer and President of HOA, Robert B. Moses.

Section 4 There will be no Modular or prefab homes allowed in this subdivision. There is one IRC Modular home on Estate 3. As of August 1, 2008 this will no longer be available.

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 other animal other than 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 exterior look and appearance of the residence, and/or be approved by the Developer and President of HOA, Robert B. Moses.
- B.** All structures planned to be built, 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 primary residence. No occupancy permits will be allowed until driveway is complete.
- 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, tress, 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 Developer and President of HOA, Robert B. Moses.
- H.** All fencing must be vinyl, other fencing options will have to go through the Developer and President of HOA, Robert B. Moses, for authorization.



- I.** Each Estate owner will have there own control of what is behind the fenced portion of their 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 Developer and President of HOA, Robert B. Moses, complying with all of the Covenants of Area Thirty 3 Estates.
- 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 Developer and President of HOA, Robert B. Moses. 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 exits.

- A.** Obstruction of views will be regulated by the Home Owner's Association.
- B.** All Estates must be graded in a manner that storm waters are drained away from building foundations, a minimum of a 5 degree slope. 6" drop in 10 feet.
- C.** Each Estate owner shall submit a 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 Home Owner'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 areas of the Estates. Dues will be \$55 a month, 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 than could be recommended. Footings will have to be placed a minimum of 42 inches deep to avoid frost action.

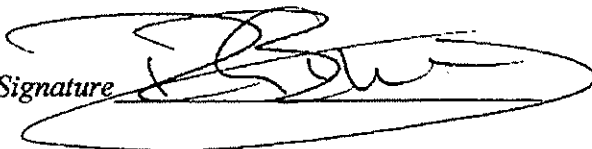
Estate # 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17

RBM Enterprises, Inc


Name ROBERT B. Moses

Robert B. Moses

Signature



Signature



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Estate # 1
Name Shawn Hall

RBM Enterprises, Inc
Robert B. Moses

Signature Shawn Hall

Signature [Signature]

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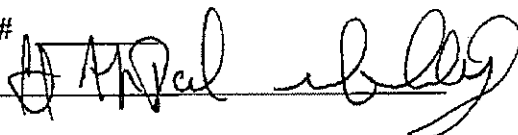
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Estate #

Name




RBM Enterprises, Inc

Robert B. Moses

Signature

Heath & Melany Delany

Signature



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Estate # 3

Name Frank & Anne Moses

Signature Frank W. Moses

RBM Enterprises, Inc

Robert B. Moses

Signature Robert B. Moses

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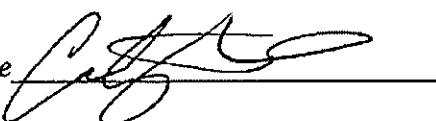
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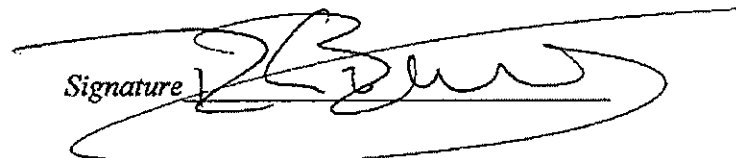
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Estate # 4
Name Craig Steininger

RBM Enterprises, Inc
Robert B. Moses

Signature 

Signature 

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

- I. Each Estate owner will have there own control of what is behind the fenced portion of their 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 Developer and President of HOA, Robert B. Moses, complying with all of the Covenants of Area Thirty 3 Estates.
- 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 Developer and President of HOA, Robert B. Moses. 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 exits.

- A. Obstruction of views will be regulated by the Home Owner's Association.
- B. All Estates must be graded in a manner that storm waters are drained away from building foundations, a minimum of a 5 degree slope. 6" drop in 10 feet.
- C. Each Estate owner shall submit a 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 Home Owner'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 areas of the Estates. Dues will be \$55 a month, 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 than could be recommended. Footings will have to be placed a minimum of 42 inches deep to avoid frost action.

Estate # a
Name Robert W Moses

RBM Enterprises, Inc

Robert B. Moses

Signature [Signature]

Signature [Signature]

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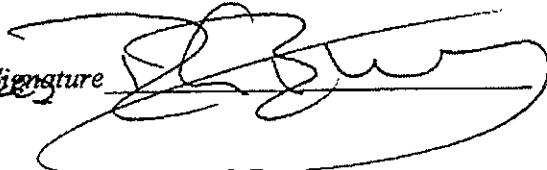
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Estate # 13

RBM Enterprises, Inc

Name Robert Marsh & Margaret Moses

Robert B. Moses

Signature Robert Marsh & Margaret Moses Signature 

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STEVEN DALE DAVIS, CLERK of SWEETWATER COUNTY, WYPage 18 of 18