

Meadows Development

General Information

Information on the Meadows Development

1. **Where does the water from the storm channels go?**

The water is carried to the Kiefer Ditch which eventually empties into the Yellowstone River.

2. **Where are the walking, riding and common area easements?**

The Meadows consists of nine tracts of approximately 10 acres each, which are being divided into smaller lots. Each tract is a separate subdivision. All of the tracts have received preliminary plat approval which means they have been reviewed by Stillwater County as new subdivisions. I have until spring of 2010 to file all of the tracts as subdivisions. I am going to file the subdivisions as lots are sold, instead of all at once.

Each tract has part of the walking and riding areas. For the interim I am dedicating an easement that includes the community Drainfield "A" to the Meadows Homeowners Association (MHOA) with the first filed subdivision. This easement covers one half of the community drainfield area. Each drainfield area serves 14 lots. When the tract which includes the community drainfield area is filed as a subdivision, the lot which includes the community drainfield will be deeded to the MHOA. The same goes for the area containing the community Drainfield "B".

The walking/riding trails are located on the outside perimeter of tracts 9, 10, 11, 12, 13, 14, 15, 28, 27, and 30. About five acres of Tracts 6 and 7 will also be available for trail riding and park when all tracts are platted. The attached map shows the areas planned for walk/ride and community drainfields with park.

3. **Which lots are included in the original 14 tracts that were included in the filing of the plat?**

Each ten acre tract is a separate filing. Tracts 11, 12, 13, 14, 15, 28, and 29 are served by sewer main and drainfield "A". Tracts 9, 10, 27, and 30 are served by sewer main and drainfield "B". At this time the first plat to be filed will be Meadows Sub. No. 15, which will divide Tract 15 into two parcels.

4. **How are the costs for any assessments, sewer or general divided up between the property owners and the lots still owned by the Declarant?**

The Declarant will not be subject to any general assessments or sewer system operating assessments, since the Declarant put all of the money into the improvements and will be using none of them. When the lots are sold each lot will then be liable for the general assessment and a sewer assessment, except for subdivisions of Tracts 5, 6 and 7. The subdivisions of these three tracts will not be using the community sewer system so will not be responsible for any sewer operation or maintenance costs. The general assessments are set at a minimum of \$100 per year. These costs can change with votes at the annual meeting of the MHOA. If and when the lot owners wish to have additional services, or if the normal services of road and trail maintenance require more money then the assessment will be increased by vote as necessary.

The sewer operating and maintenance fee will begin at \$250.00 per year to be paid at the

beginning of the year. We have not set the sewer fee for lots which are not yet hooked up to the sewer. It may be \$75.00 per year or less. We will need some operating data to develop the required operating cost data. The cost to operate will be the electrical power cost, (\$50/month), and telephone connection at (\$30/month). There will be some additional cost to have the operator monitor the operation. The system is set up to be monitored remotely by computer. The system should not need anything major for a number of years. The most that should happen is a float or pump going bad. We will be charging extra to build up a reserve account to pay for such occurrences, hence the starting fee of \$250.00 per year. The developer will be involved with the sewer system operation for a number of years to establish a smooth operating plan for the future.

5. Where are lots 7E and 6 E located?

The attached drawing shows the location of lots 7E and 6E. Until these lots are created by filing the final plat for each tract, an easement will allow operation of the community sewer and drainfield system.

6. Does lot 15B lie in the 100 year flood plain?

No part of the Meadows Development is located within or near the 100 year flood plain.

7. Is it possible to have on lot 15B an on-site individual septic system?

The water table for all of the lots served by the community sewer system is too high to allow individual on-site septic systems.

8. Was a percolation test done on lot 15B, and what is it.

No percolation test was done on any of the lots served by the community sewer system since the high water table precluded use of any on-site septic system.

9. What is the groundwater table on Lot 15B?

The groundwater was measured at different locations in the area to be served by the community sewer system. All of the test locations showed a water table of less than four feet to the surface during the seasonal high water table. This is the reason that no below grade living space is recommended, and also no crawl space which is lower than 36" from the surface.

10. What lots are included in the 4900 gallon capacity of the sewer system.

There are two 4900 gallon capacity community drainfields. Each one will serve 14 lots. System "A" will serve the divisions of Tracts 11, 12, 13, 14, 15, 28, and 29. System "B" will serve the divisions of Tracts 9, 10, 27, and 30.

11. How will the lots located North of the main road coming in affect the sewer system?

The tracts north of the main road (Rodeo Drive) are 9, 10, 11, and 12. All of these tracts will be served by the two sewer systems.

12. Is there plans for a phase two, and what effect will it have on the sewer system.

All of the area to be served by the two community sewer systems has been defined. There is no phase two. There is only delayed filing of tracts.

13. Is there plans for additional area for the sewer system if need be?

Each drainfield area has a separate approved replacement area which would be used if necessary to replace the existing community drainfield.

14. Is the sewer system pressurized the entire way, or just to get it from lot 15B to the main?

Each home will have a septic tank and effluent pump tank. The septic effluent will be pumped via service line the main line. The power of the effluent from the service line will continue to push fluid through the main to the dosing tanks next to the drainfield area. So the sewer system is pressurized the entire way. It is not gravity.

15. Where is the backflow valve installed, and it part of the community sewer system, or the property owner?

The backflow valve is part of the community sewer system and is located at the edge of the lot. The lot owner is responsible for installation and maintenance of the service line to the backflow valve.

16. How much extra capacity of wastewater will be needed to supply a 4 bedroom home with a shop that has a full bath.

Each lot is allotted 300 gpd of septic effluent, which is defined as necessary to serve a three bedroom house. If there are extra rooms which could be used as bedrooms, then capacity has to be purchased for each extra room. An additional bedroom will require a buy-in for an additional 50 gpd. The cost for an extra bedroom is currently set at \$500, and the yearly operating fee will be increased by 33%. **At this time no more than four bedrooms will be allowed since there is only 350 gpd capacity for each of the 14 lots on a system.** If there are more than four rooms with closets, or rooms which can obviously be used as bedrooms, then some kind of system will have to be put in place to insure that the maximum allowed discharge is not exceeded. This will be done on a case by case basis.

The number of bathrooms is not relevant. However, if the shop were to be occupied as a living structure it would have to be allotted part of the 350 gallon capacity. A 1000 gallon septic tank is required for a three bedroom and a 1500 gallon septic tank is required for a four bedroom home.

Now if we can show that the actual amount of wastewater is less than the design amount, extra capacity would be available for use. This cannot be known until the system has been operated for several years with all lots being used. In my experience, houses seldom use the design amount. We have to be careful that the system does not become overloaded because it must function for a very long time. Replacing the community drainfield will be very expensive.

If a lot owner appears to be taking advantage of the system with more than the allowable discharge, the MHOA is empowered to take steps to identify the extra discharge and to limit the discharge to the maximum amount. The cost for this action will be borne by the lot owner. This

was necessary to safeguard the integrity of the system.

17. How is the cost figured, for anyone that needs extra wastewater capacity, and can your share be reserved before you would build?

Each lot has 350 gpd of capacity reserved for its use. However, use of more than 300 gpd requires buy-in for the additional 50 gpd. A lot owner may sell his extra capacity which takes the extra 50 gpd away from that lot forever. The extra cost for the 50 gpd was figured as a percentage of the cost to install the whole system.

18. House Plan Review Requirement

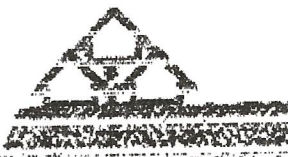
It will be imperative that house plans be reviewed prior to building. If plans are not submitted prior to building the lot owner may be subject to a fine and may be subject to losing the extra 50 gpd additional capacity. This action is necessary to protect the community sewer system as well as insuring that building covenants are being observed.

Brown & associates

ENGINEERING AND PLANNING

1000 West 10th Street

Wichita, KS 67202



Environmental
Engineering
Planning
Construction

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Wichita, KS 67202

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1000 West 10th Street

1000 West 10th Street, Wichita, KS 67202. The project is located at the intersection of 10th Street and West Street. The project is a new building with a total area of 10,000 square feet. The project is owned by Brown & Associates.

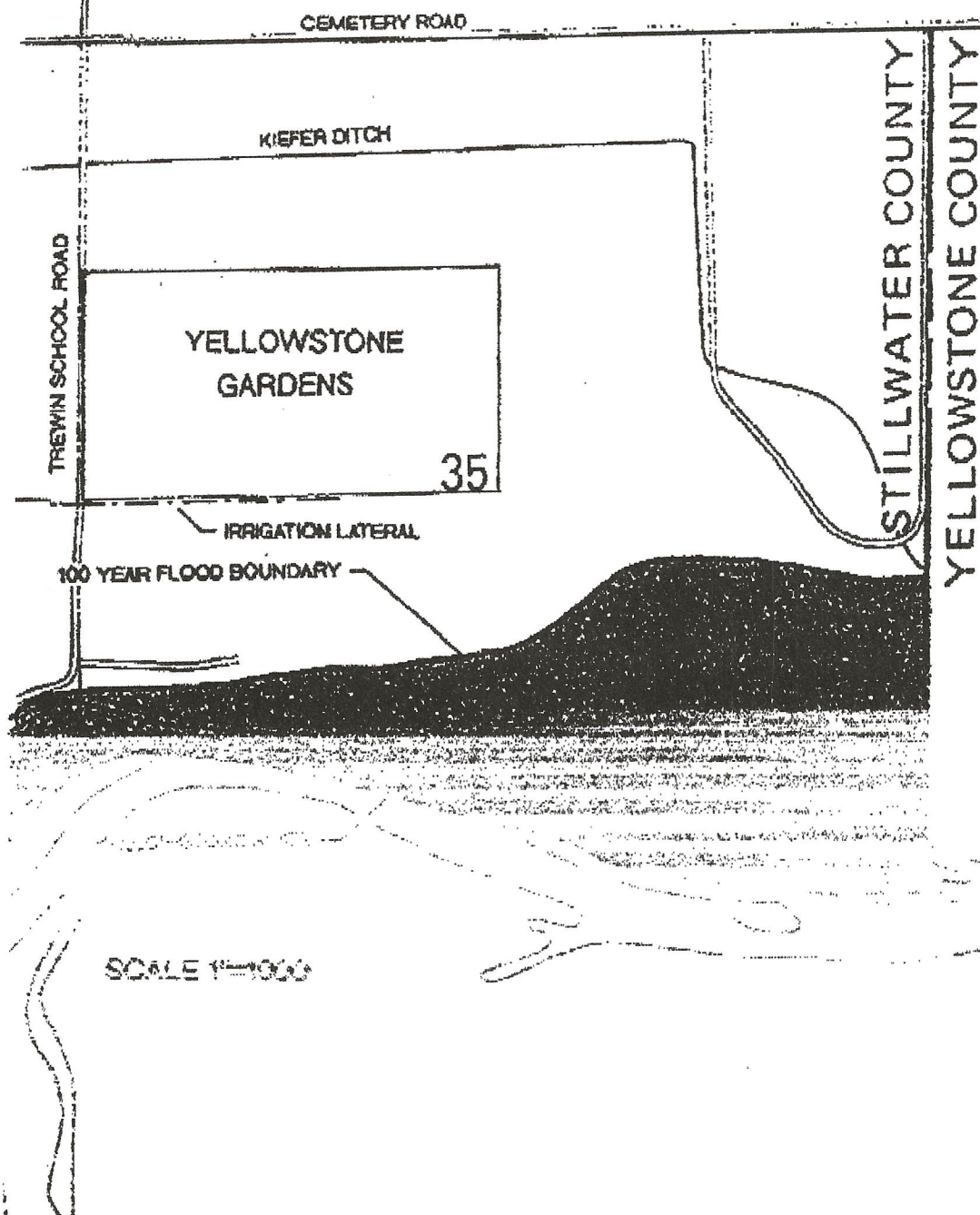
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**EXHIBIT "A"**

VON	Yellowstone Gardens Subdivision Park City Area, Stillwater County, MT	BROWN & ASSOCIATES  204 4th, Park City, UT 84060 civil engineering design planning (801) 833-2509
KEB		
12/30/03	Surface Water Features	3
As Noted		

Addendum A - Lots 14A and 14B

Conditions of Sale Applying to All Lots Within The Meadows Development

All of the following statements refer to Lots in Meadows Sub. No. 14
Plat No. 343494 as filed in the Stillwater County Clerk and Records Office

Craftsman Architectural Design Required

All homes and out buildings must conform to a Craftsman style exterior appearance per established design criteria. Plans must be approved in writing prior to beginning construction. Plan approval constitutes a legal contract obligation. Developer shall approve home design in Craftsman style as defined by Developer.

Notification of Subsequent Owners

As the buyers of a lot in the above noted subdivision, we acknowledge the requirement, that, upon resale of this lot, we must inform the new lot owner of the conditions contained herein.

Driveway Approach Responsibility

As buyers of a lot, we have been made aware of and agree with the stipulation that construction of any driveway approach to this property is our responsibility. We acknowledge the requirement that some driveway approaches must be above the swale elevation but below the shoulder of the road to allow retainage of ordinary stormwater events, but to allow large stormwater events to pass over the approach with minimal flooding of the area. No culvert is required.

Suitability for Below Grade Living Space

Since the groundwater is relatively near the surface in this area, it is the responsibility of the Buyer to determine the suitability for below grade living space. Below grade living space is not recommended by seller for this reason. High groundwater has been measured 3'-4' below surface. House plan approval by seller/architectural committee address only architectural appearance and may not address suitability of below grade living space.

Receipt of Covenants

As buyers of a lot, we acknowledge that we have been given a copy of the covenants filed for the above noted subdivision. We have read and agree to comply with all provisions therein.

Receipt of Copy of DEQ Sanitary Approval

As the buyers of a lot, we acknowledge that we have been give a copy of the Department of Environmental Quality subdivision sanitary approval document issued for this subdivision lot. We agree to comply with the requirements for septic system and well installation contained therein.

Septic System and Well Installers

Septic Tanks and Effluent Pump Tanks **must** be installed by Baker Construction of Park City under the supervision of the Meadows HOA. Either Pro Pump/ADT Drilling, Laurel, MT, or Aaqua Drilling of Joliet, MT is approved to install potable water wells on each lot. Other drillers may be approved upon case by case basis.

Sewer and General Homeowner Fees

The lot owner shall be responsible for monthly or annual sewer system fees as well as road and common property maintenance fees levied by the Meadows Homeowners Association. A one time fee of \$500 for an additional bedroom over the standard three is required if applicable.

Dog Ownership Restrictions

Lot owners are responsible for the behavior of their dogs including the limitation of repetitive barking. Dogs must not harass pedestrians or equestrians on road right of way easements or walk/ride easements; adjacent or other lot owners. Breaches of this policy can result in restrictions on dog ownership by HOA. Dog fencing must comply with fencing standards as established by the HOA.

Horse Ownership Restrictions - 5 Acre Lots

Horses shall not be allowed to eat down ground cover to less than 3 inches. This property will not support a horse or horses without major supplemental feeding. Once ground cover is eaten down the horses must be dry lotted and fed. Horse fencing must comply with fencing standards as established by the HOA and the covenants. Facilities including stables, corral and exterior fencing must be approved and constructed prior to keeping any horse on the property. Breaching of any standards with respect to horse ownership or keeping of horses can result in restrictions on horse ownership or boarding. A maximum of three horses per five acre parcel are allowed.

Fencing Standard

As buyers of a lot, we understand and agree with the requirement that all perimeter fencing whether on easement lines, property boundaries, or in absence of fencing on easement lines or boundary lines the outermost fence shall conform to the standard for post and dowel fence construction. Existing boundary fences may be left as existing. Five acre lots may be approved for partial post and wire fence construction upon request. All new perimeter fences must conform to the above standard as described in the Covenants and Restrictions.

Mailbox Location

Individual mailboxes are allowed at the complete discretion of the US Postal Service. The required location of each box shall be at the discretion of the USPS. A group box is available for Rodeo access homes. Contact Developer prior to location.

Screening Policy

All equipment and vehicles including all recreational and work related units must be either stored in a building approved for that function, or placed inside of a screened area as per adopted screening policy. A reasonable time period is allowed for construction of either storage solution as defined by the Board of the Meadows HOA.

IN WITNESS WHEREOF, the Buyer has executed this instrument the day and year first above written.

STATE OF MONTANA)

: ss.

County of _____)

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Richard E. And Nancy J. Stennerson, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana.

Printed Name

Residing at _____, Montana.

My commission expires _____.

(SEAL)