

RIVER RANCHES FISHING AND EQUESTRIAN ESTATES (RRF&EE)

. . . a Wyoming Western-Style development with a view of the Wyoming Range of the Rockies and the Salt River.

THE DEVELOPMENT: A terraced 1997 development of 60 lots with approximately half the lots currently built-out or in process, located in Wyoming, 5 miles North of Thayne, 3 miles South of Etna, and 50 miles South of Jackson, WY. It lies just West of Highway 89 in the Star Valley hovering below the Wyoming Range of the Rockies.

The development organized as a Homeowner's Association (H.O.A.) is nestled along the Salt River with the Baker canal running through it. There is a one main "half-circle" road entry/exit to the development, the River Ranch Loop, on the West side of the development. Additionally, there are four cul-de-sacs and a private boat access road to the Salt River with native Cutthroat Trout.

The approximate 25-mile Palisades Reservoir is located west of Alpine in Idaho and about 12 miles North of the development, where boating, skiing and fishing abound. If you are interested, look for realtors in Star Valley located predominantly in the towns of Afton, Thayne and Alpine.

BUILDING REQUIREMENTS: Contact your Real Estate Agent for lots or homes on the market. When you purchase your lot with an intent to build at RRF&EE, you should request the RRF&EE General Building Design Standards from your realtor. You should review the development building guidelines in advance of any build to understand the requirements on the development, H.O.A. membership and building fees. Our Site Committee is available to answer all of your questions and help you step-by-step through your building process. You need to build within the RRF&EE Design requirements to eliminate having your plans denied and escalating your costs.

WHO TO CONTACT: You may go to the RiverRanchesHOA.net web site and follow the MENU to "Members Info" or contact our H.O.A. Secretary at 714-313-7908 with questions on how to access our Site Committee before you develop plans saving you **TIME, AND MONEY.**