

AMENDMENTS AND ADDITIONS TO RIVER RANCHES  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

These are amendments and additions to the Declaration of Covenants, Conditions, and Restrictions regulating and controlling the use and development of the subdivision known as River Ranches Fishing and Equestrian Estates at Freedom, Wyoming, according to that plat filed November 16, 1994 in the Office of the County Clerk, Lincoln County, Wyoming as Instrument No. 793710, Plat No. 351 and those Covenants, Conditions, and Restrictions recorded November 16, 1994 in Book 360 PR, Pages 941 through 969, that Amendment to River Ranches Declaration of Covenants, Conditions, and Restrictions recorded December 16, 1994 in Book 362 PR, Page 118, and that Amendment to River Ranches Declaration of Covenants, Conditions, and Restrictions recorded November 9, 1995 in Book 376 PR, Page 171.

Article IV, Assessment, Section 3 shall now read as follows:

"Until January 1, 1996, the maximum annual assessment shall be \$420.00 per lot. From and after January 1, 1996, the maximum annual assessment may be increased each year not more than 10% above the maximum assessment for the previous year without the vote of the membership; and, after January 1, 1996, the maximum annual assessment may be increased above the 10% by a vote of two-thirds (2/3) of the membership who are voting in person or by proxy, at a meeting duly called for this purpose. The Board of Directors may fix the annual assessment at any amount not in excess of the maximum. In addition to the annual assessments, if the Association provides services to lots upon which dwellings have been constructed, including but not limited to providing for collection of trash and garbage, the Association may require user charges for such services to the Owners of the lots directly benefitting from such services. The Association shall prepare an annual budget estimate for Common Services and administration of the Association and fix the amount of the Annual Assessment based upon its estimate. Such annual budget shall be prepared and approved by the Association at least thirty (30) days in advance of each Annual Assessment period. Snow removal shall be a variable expense which shall be billed monthly during months when such removal is necessary."

The above amendment shall replace Article IV, Section 3 in its entirety.

Article V, Architectural Standards, Section 1 shall now read as follows:

"There shall be a Management and Review Committee organized as follows: The Management and Review Committee shall consist of three (3) members, the majority of which shall be members of the Association. The Management and Review Committee may also refer to itself as the Site Committee. Any reference in these Covenants, Conditions, and Restrictions to 'Site Committee' shall be considered to be referencing the 'Management and Review Committee' and vice versa, it being the intent of this Section to have the name of the committee to accurately reflect its duties and powers."

The above amendment shall replace Article V, Section 1 in its entirety.

Article V, Architectural Standards, Section 3 shall now read as follows:

"It shall be the duty of the Management and Review Committee to consider and act upon such proposals for

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MARSHALL JONES  
REMEMBER, WYOMING

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plan submitted to it from time to time, to adopt such rules and regulations, to be known as 'Management and Review Committee Rules', pursuant to Section 5 of this Article, and to perform such other duties from time to time delegated to it by these covenants."

The above amendment shall replace Article V, Section 3 in its entirety.

Article V, Architectural Standards, Section 10, Part E shall be added and shall read as follows:

"When construction of any guest or main residence is planned and designed, the lot owner shall include plans for any landscaping. Such landscaping shall provide for trees and other shrubs that will act as a wind and/or snow break and as a beautifying agent."

Article VI, Protective Covenants, Section 3 shall now read as follows:

"A majority of the Management and Review Committee members shall be members of the River Ranches Association. The members of the River Ranches Association may vote to allow such non-association members to sit on the Committee so long as they do not make up a majority of the Committee members. Such non-association Committee members shall be chosen with regard to their expertise in architecture, design, or other areas in which the Committee shall have the authority to control, manage, and review. The Committee may also hire such non-association members to act as consultants and offer advice to the Committee on making decisions and managing its duties."

The above amendment shall replace Article VI, Section 3 in its entirety.

Article VI, Protective Covenants, Section 4 shall now read as follows:

"Any construction, alteration, modification, or improvement must be approved by the Management and Review Committee or a variance granted by the Association. In the event the Management and Review Committee fails to approve or disapprove such design, location, construction, and materials within sixty (60) days after the detailed plans and specifications have been submitted to it, approval shall not be required and this article shall be deemed to have been fully complied with. Any plans, specifications, and proposals so approved, either expressly in writing or by the expiration of the sixty (60) day period herein above provided, shall then permit the Owner to commence construction in accordance with said plan, but any deviation from said plan which in the sole judgment of said Committee is a substantial detriment to the appearance of the structure or of the surrounding area shall be corrected to conform with the plan as submitted. Any structure to be erected in accordance with approval so given must be erected and completed within eighteen (18) months of approval or new approval must be obtained. If any structure is begun and not completed within eighteen (18) months of the commencement of construction, and in the sole judgment of the Management and Review Committee is of offensive or unsightly appearance, the said Committee or the Directors of the River Ranches Homeowners Association, at the option of either the Committee or Directors, may take such action as may be necessary in its judgment to improve the appearance so as to make the property harmonious with other properties, including the completion of the exterior of the structure, landscape



screening, or covering of the structure or any combination thereof, or similar operations, and the amount of any expenditures made in so doing shall be a lien on the property and may be enforceable by an action at law. The Management and Review Committee must act by a majority of its members and any authorization or approval made by the Committee must be signed by a majority of the members thereof."

The above amendment shall replace Article VI, Section 4 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 1, Part 1(a) shall now read as follows:

"In addition to the main single family dwelling, not more than one guest house may be constructed on a lot, provided it is not utilized as a permanent residence; or used as a rental property (except to the extent rentals shall be allowed under Article VII, Section 1, Part 1(d)); and said guest home may be built prior to the main home, if the entire plan is approved at the same time. A guest home may not be utilized as a permanent residence (except to the extent allowed under Article VII, Section 1, Part 1(d) or to the extent which Owner shall reside in the guest home during construction of the main home). The main home construction must be started within 36 months of guest home completion. Barns may also be built prior to the main home, if the entire plan is approved. Said barn may not be used as a permanent residence or rental property residence. Additional guest homes and/or barns may be built with a variance from the Management and Review Committee."

The above amendment shall replace Article VII, Section 1, Part 1(a) in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 1, Part 1(d) shall be added and shall read as follows:

"Notwithstanding any of the above restrictions on the use of a main or guest home as a rental property, a main or guest home may be used as a rental property provided, a minimum, any such leasing be on a long-term period of not less than twelve (12) months per period, and a written lease with provisions that specifically include: reference to all the conditions and restrictions contained in these Covenants such that these Covenants specifically apply to the rental property and the lessee; and specific written provisions in the lease allowing for the immediate termination of any lease and the immediate eviction of any lessee for the breach of any condition or restriction contained in these Covenants (including provisions that if Owner is unable or unwilling to terminate the lease and evict the lessee, River Ranches Homeowners' Association shall be authorized to terminate the lease and immediately evict the offending lessee). Furthermore, copies of any rental leases shall be given to the Association prior to the time the lessee takes possession of the rental property. No commercial rentals shall be allowed, and only rentals for residential purposes shall be allowed unless Owner is given a written variance from the Management and Review Committee."

The above addition shall be added to Article VII, Section 1, Part 1.

Article VII, Minimum Building and Use Restrictions, Section 1, Part 4 shall now read as follows:

"No basement or structure on any lot may be used for dwelling purposes until its area, as defined by the



foundation; has been completed and enclosed according to plan and it has been substantially completed, and sanitary facilities and utilities permanently installed. Furthermore, prior to the occupancy of any residence or guest home, the outside siding, roofing, and installation of windows and/or porches, decks, and/or sidewalks shown on the submitted plans must be completed, and the general grading and finishing of any driveways and/or landscaping must be completed. No tent, shack, or other outbuilding erected on a lot shall at any time be used as a residence temporarily or permanently."

The above amendment shall replace Article VII, Section 1, Part 4 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 1, Part 11 shall now read as follows:

"All concrete that extends 18 inches or more above ground shall be painted a color blending with its natural surroundings if the home site and the circumstances of the building show that the painting of the concrete would have the concrete blend in more with the natural surroundings and in general be more harmonious with the overall natural surroundings, and the tenor and design of the neighboring structures, the lot itself, and these Covenants. The Management and Review Committee shall determine if such remedial painted is necessary."

The above amendment shall replace Article VII, Section 1, Part 11 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 1, Part 16 shall now read as follows:

"Dogs and other domestic animals shall be kept under reasonable control and restraint at all times, and shall not be allowed to run at large except within the animals' Owner's lot. If said animal shall trespass on a neighboring lot, said animal shall be subject to reasonable restraint and/or removal. The owner of the animal shall bear the full cost of said restraint and/or removal. The Management and Review Committee may pass appropriate rules and regulations to deal with dogs and/or other domestic animals, and specifically with dogs and/or other domestic animals that, in the sole opinion of the Committee, constitute a hazard or nuisance to people, property, or wildlife."

The above amendment shall replace Article VII, Section 1, Part 16 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 2, Part 3 shall now read as follows:

"No animals, poultry, or other commercial animals shall be kept on said lots except horses and pets belonging to the household; provided that subject to prior approval of the Management and Review Committee, horses not exceeding a total of four horses per five acres within the lot may be maintained if enclosed within a fence approved by the Committee, and so long as the enclosed area is kept clean and inoffensive to occupants of neighboring lots and so long as said animals are properly fed and cared for so that they are not dependent totally upon grass within the enclosure for feed. Lot owners shall take reasonable steps to ensure relative even grazing by horses on all parts of the grazed lot. This same number of horses or an additional number of horses may be allowed to be kept on each five acres if the lot Owner rotates the horses to different parts of the lot and/or supplementally feeds the horses, or the circumstances of the feed on the lot



show additional horses may be kept on the lot without damanaging and/or destroying the pature on the lot. Yearling foals by their mare's side will not be counted. No stud horses shall be allowed. No domestic animals will be allowed off it's owner's premises unless it is in the immediate company of its owner or his/her agents. The Management and Review Committee or the Association's directors may limit the number of domestic animals on any lot, and may withdraw permission for any domestic animals from any owner who violates the restrictions of this paragraph. Variances will be granted for the express purposes of 4-H, FFA, and related projects."

The above amendment shall replace Article VII, Section 2, Part 4 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 2, Part 6 shall now read as follows:

"Plants outside of confined areas should conform to the natural varieties and must not be of an undesirable spreading nature, and must be planted in irregular or staggered natural spacing."

The above amendment shall replace Article VII, Section 2, Part 6 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 2, Part 17 shall be added and shall read as follows:

"The commercial lots of the River Ranches Estates lots shall have certain intended uses, and it is the intent of the Declarant that the commerical lots uses be limited to a small gasoline/convenience store operation, small hotel/motel, hunting/fishing lodge and outfitters, outdoor sporting goods store, tack shop and fishing school, and other similar businesses and commerical uses. Any owner of a commercial lot, prior to the development and use of his/her lot for a commercial business, shall submit to the Management and Review Committee detailed plans for any buildings to be constructed and a detailed business plan stating the intended commercial uses of the lot and the the intended business of the lot owner, including a reasonable analysis of the increase of traffic, people, and such other factors which may have a detrimental effect on the River Ranches Estates and the use and enjoyment of the River Ranches Estates, and specifically with an analysis of the possible detrimental effects on neighboring lots. The Committee shall review the intended commercial use and the business plan as if the commercial lot owner were a residential lot owner intending to build a home and follow the same procedures."

The above addition shall be added to Article VII, Section 2 in its entirety.

Article VII, Minimum Building and Use Restrictions, Section 2, Part 18 shall be added and shall read as follows:

"The Board of Directors of the River Ranches Homeowners Association, or a committee created for this purpose, may pass rules and regulations governing the use and enjoyment of the common areas, Sandhill Park, and the barns and stock yards. Such rules and regulations, if they are determined to be necessary, should be passed no later than three (3) months after such determination."

The above addition shall be added to Article VII, Section 2 in its entirety.







AMENDMENT TO RIVER RANCHES  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

This is an amendment to the Declaration of Covenants, Conditions, and Restrictions regulating and controlling the use and development of the subdivision known as River Ranches Fishing and Equestrian Estates at Freedom, Wyoming, according to that plat filed November 16, 1994 in the Office of the County Clerk, Lincoln County, Wyoming as Instrument No. 793710, Plat No. 351 and those Covenants, Conditions, and Restrictions recorded November 16, 1994 in Book 360 PR, Pages 941 through 969, and that Amendment to River Ranches Declaration of Covenants, Conditions, and Restrictions recorded December 16, 1994 in Book 362 PR, Page 118.

Article VII, Minimum Building and Use Restrictions, Section 17 shall now read as follows: "There are certain agricultural water rights appurtenant to the River Ranches Fishing and Equestrian Estates at Freedom, Wyoming, (herein referred to in this Paragraph as the "River Ranches Estates") which water rights are fully described in Exhibit A attached to this Declaration of Covenants, Conditions, and Restrictions (herein referred to in this Paragraph as the "River Ranches Water Rights"). The River Ranches Water Rights are delivered to and through the River Ranches Estates by the East Side Canal, the Baker Ditch, and the Rico Ditch. The River Ranches Water Rights will remain appurtenant to the River Ranches Estates and will be specifically allotted among the fifty (50) River Ranches Estates lots. Proper distribution and use of the River Ranches Water Rights in the future is critical to full use and enjoyment of the River Ranches Estates lots. Such proper future distribution and use can be reasonably assured through the formation of a nonprofit corporation which will have full legal and equitable powers to take any and all actions with regard to the River Ranches Water Rights, the East Side Canal, the Baker Ditch, and the Rico Ditch and any other water rights, either surface or underground, reservoir rights, canals, irrigation districts, ditch rights, ditch right-of-way, and ditch easements appurtenant to or associated with or in any way connected to the River Ranches Estates (all referred to as the "River Ranches Water Rights and Other Rights"). Subsequent to filing this Declaration of Covenants, Conditions, and Restrictions, and no later than the 1st day of July, 1995, the Declarant will file with the Secretary of State of Wyoming Articles of Incorporation of the River Ranches Homeowners' Association, Inc., to be a nonprofit Wyoming corporation, the members of which shall be the owners of the River Ranches Estates lots. By this Declaration of Covenants, Conditions, and Restrictions, all rights, powers, and authority of every kind whatsoever, both legal and equitable, relating to the River Ranches Water Rights and Other Rights are, by Declarant, reserved unto, transferred, assigned, and conveyed to the River Ranches Homeowners' Association, Inc. Pursuant to the Wyoming Nonprofit Corporation Act (Wyoming Statute Sections 17-19-101, et. seq.) the River Ranches Homeowners' Association, Inc., will enact bylaws creating the River Ranches Water Control Committee, which will control distribution and use of the River Ranches Water Rights and Other Rights, limit and restrict use of the River Ranches Estates lots to protect and preserve the River Ranches Water Rights and Other Rights and assess owners of the River Ranches Estates lots for all costs, fees, and expenses relating to the administration, protection, use, and maintenance of the River Ranches Water Rights and Other Rights, all for the benefit of the River Ranches Estates lots, which bylaws shall be binding upon the owners of the River Ranches Estates lots. Said assessment levied by the River Ranches Water Control Committee shall have the same force and effect as assessments levied by the River Ranches Homeowners' Association, Inc. and the Declarant under Article IV of these Covenants, Conditions, and Restrictions. Furthermore, Declarant, the River Ranches Homeowners' Association, and/or the River Ranches Water Control Committee has the full power and authority to deny any River Ranches Estates lot owner use and enjoyment of his or her water rights delivered via the East Side Canal, the Baker Ditch, and/or the Rico Ditch for failure to pay



assessments levied by the River Ranches Homeowners' Association, Inc., or the River Ranches Water Control Committee for the maintenance of the River Ranches Estates and/or maintenance, use, and enjoyment of the River Ranches Water Rights and Other Rights. Any such denial of water rights shall occur pursuant to the Bylaws adopted by the River Ranches Homeowners' Association, Inc."

The above amendment shall replace Article VII, Section 17 in its entirety.

In witness thereof, the undersigned have executed this amendment this 27<sup>th</sup> day of SEPTEMBER, 1995.

River Ranches Fishing and Equestrian Estates at Freedom, Wyoming, LLC

By: [Signature]  
Its: President Pro-Tem

Owner of Lots 5, 6, 7, 8, 11, 12, 13, 15, 16, 20, 26, 27, 28, 37, 38, 41, 42, 43, 44, 45, 46, 47, and 48

[Signature]  
Johanna Lynn Fogarty  
Owner of Lot 1

[Signature]  
Philip J. Frankovic  
Owner of Lots 39 and 40

[Signature]  
Andrew Frankovic  
Owner of Lots 17, 25, and 31

[Signature]  
Rudie L. Frankovic  
Owner of Lots 17, 25, and 31

WyCal Partners

By: [Signature]  
James G. Auge  
Its: General Partner  
Owner of Lots 19, 23, and 24

[Signature]  
Joanne S. Clarke  
Owner of Lot 10

Futures West, Inc.

By: [Signature]  
Kevin Hargent  
Its: Associate Director  
Owner of Lots 21 and 22



**SITE COMMITTEE RULES  
AND  
GENERAL DESIGN STANDARDS  
amended 6/99, 6/00 & 6/02**

Please consult the Declaration of Covenants, Conditions, and Restrictions for River Ranches.

Section 5, page 11, Site Committee - Rules. The Site Committee may, from time to time, and at its sole discretion, adopt, amend and repeal by unanimous vote, the Site Committee Rules. A copy of the Site Committee Rules, as they may from time to time be adopted, amended or repealed, certified by any member of the Site Committee, shall be available to each Lot Owner, and shall have the same force and effect as if they were a part of the Covenants. The Site Committee may record the rules if deemed necessary.

Site Committee Rules and General Design Standards

1. Design is to be western, low, rambling or two story construction. Pre-built, panel, component or modular construction is acceptable if it meets UBC (uniform building codes) and it meets design standards and is approved by the Site Committee. Mobile homes or Manufactured housing is not permitted. (amended 6/00)
2. Exterior materials are to be new materials of rough sawn natural wood, peeled log, redwood, cedar siding, stucco with wood accents, natural wood siding, stone, metal or vinyl or exposed aggregate concrete. All approved types of siding must be trimmed in real wood. If the siding is not wood or stone, it must have the look of wood or stone. The color must be earth tones consistent with the natural environment. (amended 6/02)
3. Roofs must be cedar shake or shingle, heavy weight shingle, ribbed metal flat color or gravel.
4. Semi-transparent or heavy body exterior stains, or pigmented or clear non-glossy preservatives, of earth or subdued tones.
5. Minimum floor area of 1200 square feet on the main floor; no minimum for a guest home but guest home size approval will be done on a case-by-case determination by the Site Committee.
6. -Maximum height of a home is 28' from existing grade prior to excavation  
-Minimum 20% of house to garage relationship (corrected 6/02)  
-Maximum height of detached buildings, carports, barns is 26' from existing grade prior to excavation (amended 6/00)
7. All dwellings and other structures are to be at least 50' from any lot boundary and 100' set back from any improved road. Variances will be on a case-by-case basis to be approved by the Site Committee. (amended 6/99)
8. Finished maximum grade to be 2'-0" above existing grade.
9. Roof pitch:
  - a. main house, guest house, garage, out buildings to be a minimum of 4/12 with a maximum of 8/12, dormers to reach a maximum of 12/12, with a minimum of 2'-0" overhang.
  - b. barn to be a minimum of 3/12 roof pitch is allowable (amended 6/00)
10. Foundation maximum: 24" above finished grade, all exposed concrete or foundations over 18" to be painted a color blending in with the natural surroundings.

amended 6/99. 6/00 & 6/02



11. No freestanding solar collectors; said solar collectors to be integrated into a residence, carport, or garage, and in such a manner to avoid causing objectional glare to neighboring lots. Solar collectors on floors are not considered part of the roof.
12. Drainage: pervious surfaces 6"/10'  
impervious surfaces 1"/10'
13. Auto Storage:
  - a. indoor attached garage or carport
  - b. outdoor carport, uncovered or covered, concrete slab or gravel pad within 50' or principal residence
14. Fences:
  - a. interior fencing of each individual lot is to be post and pole. Heavy gauge mesh type wire can be placed on the post and pole for the protection and containment of animals or small children
  - b. perimeter fencing of the subdivision can be top rail with 3 lines on smooth wire or post and pole(amended 6/99)
15. Spark arrestors on chimneys; exterior water connection and nozzle and 250' connected to the primary or an auxiliary water system.
16. Water to be supplied by individual wells, permit required from the state and/or county. No lawn/yard larger than 1 acre. An additional "shallow" well being drilled or use of lot irrigation water rights.
17. Roads, walks, paths and trails laid in curving/winding routes without undue sacrifice in directness.
18. Sewage disposal by septic tank, installed in compliance with Wyoming State Board of Health Standards and any other applicable state, county or local standards. No out-houses or privies except vehicle toilet dumps which are permitted.
19. No conspicuous TV, radio, ham radio or other antennas.
20. Secondary structures to follow same application procedures, meet same design standards as primary structures, and matching the external design and basic materials as primary structures.
21. No exposed plywood, pressed wood, or pressed board.
22. Landscaping consistent with natural flora and fauna with natural spacing. All landscaping plans to be approved by the Site Committee.
23. Non-reflecting materials, and metal with flat-tone paint or anodized.
24. no cutting of timber, trees, or bushes except to allow construction of structures and improvements of lot.

amended 6/99, 6/00 & 6/02



RIVER RANCHES FISHING AND EQUESTRIAN ESTATES AT FREEDOM WYOMING

BUILDING RULES AND REGULATIONS

1. Plans have been submitted and approved by River Ranches Site Committee (2 copies). \_\_\_\_\_
2. Payment of \$250.00 plan review fee. \_\_\_\_\_
3. Building Permit from Lincoln County \_\_\_\_\_
4. Official Survey Submitted with site plans \_\_\_\_\_
5. Driveway base for site access completed \_\_\_\_\_
6. State well permits:  
    Domestic Water Well Permit \_\_\_\_\_  
    Domestic Shallow Well (for landscaping) \_\_\_\_\_
7. State/county septic tank permit \_\_\_\_\_
8. No driving or unloading of materials on neighboring lots or common areas unless written consent from owner of the neighboring lot
9. No uncontrolled dogs on construction sites
10. Obey all speed limits (initially set at 20 mph)
11. All job sites must have chemically treated toilets
12. Samples of exterior materials, including roof materials, and exterior colors or stains submitted to Site Committee (\*Note: Owner is bound to use the type of materials submitted as samples to the Site Committee). \_\_\_\_\_
13. Copies of landscaping plans submitted to Site Committee \_\_\_\_\_
14. Minimum 2 foot overhang on all roofs
15. All metal is to be painted with a non-reflective color \_\_\_\_\_
16. All job sites are to be kept clean of blowing debris and trash. Any violation of this will require the owner to either fence off a twenty-five foot square area for trash or a dumpster being placed at the site, the option being solely at the discretion of the Site Committee, and at the sole expense of the Owner.
17. No burning of debris or trash on site without prior written permission of Site Committee and proof by construction crew of ability to control fire.
18. No one may occupy a home without an occupancy permit issued by the project manager, and sanitary facilities are installed.
19. Small signs (4 sq. ft.) describing the contractor's name, address, and phone number are permitted.

20. Proof of non-delinquency of River Ranches Homeowner Association assessments and fees (\*Note: Site Committee approval will not be granted if the lot Owner is delinquent on any Association fees, fines, and/or assessments (annual, special, or otherwise)).

I HEREBY ACKNOWLEDGE AND FULLY UNDERSTAND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RIVER RANCHES FISHING AND EQUESTRIAN ESTATES AT FREEDOM, WYOMING, AND THE RULES OF THE RIVER RANCHES HOMEOWNERS ASSOCIATION SITE COMMITTEE, AND HEREBY AGREE AND COVENANT THAT I AM BOUND TO COMPLY WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RIVER RANCHES FISHING AND EQUESTRIAN ESTATES AT FREEDOM, WYOMING, THE RULES OF THE RIVER RANCHES HOMEOWNERS ASSOCIATION SITE COMMITTEE, AND THE BUILDING RULES AND REGULATIONS CONTAINED IN THIS DOCUMENT.

I WARRANT AND REPRESENT THAT THE PLANS THAT I HAVE SUBMITTED COMPLY IN ALL RESPECTS WITH ALL REQUIREMENTS OF THE AFORESAID DOCUMENTS, EXCEPT FOR THOSE VARIANCES WHICH ARE SPECIFICALLY REQUESTED THEREIN. I FURTHER WARRANT THAT I WILL BE BOUND BY THE COLOR AND MATERIAL SAMPLES SUBMITTED TO THE SITE COMMITTEE AND WILL USE THE SAME COLORS AND MATERIALS IN THE CONSTRUCTION OF THE STRUCTURE.

Owner: \_\_\_\_\_ Lot# \_\_\_\_\_

Note: Owner is responsible for actions of contractors and subcontractors

Address and phone number where can be contacted:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project manager: \_\_\_\_\_

Address and phone number where can be contacted:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_









RIVER RANCHES FISHING AND EQUESTRIAN ESTATES AT FREEDOM WYOMING  
BUILDING PERMIT

BUILDING PERMIT:

Applicant: \_\_\_\_\_ Lot# : \_\_\_\_\_  
Mailing and Physical address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ (work) \_\_\_\_\_ (home)  
Building height: \_\_\_\_\_  
(measured from finished grade to peak of highest roof)

Set Backs: Front: \_\_\_\_\_ Back: \_\_\_\_\_  
Left: \_\_\_\_\_ Right: \_\_\_\_\_

SITE COMMITTEE APPROVAL:

Variance requested: \_\_\_\_\_

If yes, relating to which rule or  
design standard: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Variance approved (including conditional variance - describe): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Site Committee member River Ranches

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Site Committee member River Ranches

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Site Committee member River Ranches

Date: \_\_\_\_\_

**NOTE: NO VARIANCES ARE GRANTED BY IMPLICATION. ONLY THOSE VARIANCES THAT ARE SPECIFICALLY REQUESTED AND HEREIN GRANTED ARE AUTHORIZED.**

**NO BUILDING PERMIT OR OCCUPANCY PERMIT WILL BE ISSUED UNTIL THE SITE COMMITTEE REVIEW PLAN FEE IS PAID. FULL PAYMENT MUST BE RECEIVED IN ADVANCE.**

**ONCE BUILDING PLANS ARE SUBMITTED, THE OWNER MAY NOT MAKE MATERIAL AND SIGNIFICANT CHANGES OR MODIFICATIONS TO THE PLANS, OR MAKE ADDITIONS TO THE HOME OR STRUCTURE, DURING THE TIME OF CONSTRUCTION WITHOUT FIRST SUBMISSION OF THE CHANGES, MODIFICATIONS, AND ADDITIONS TO THE SITE COMMITTEE. SAID CHANGES, MODIFICATIONS, AND ADDITIONS SHALL BE SUBMITTED IN THE SAME MANNER AS IF THEY ARE NEW CONSTRUCTION. THE OWNER AGREES TO THIS CONDITION AND WARRANTS THAT ANY MATERIAL AND SIGNIFICANT CHANGES OR MODIFICATIONS TO THE PLANS,**

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CONSTRUCTION SHALL NOT OCCUR WITHOUT FIRST SUBMITTING THE PLANS FOR SAID CHANGE, MODIFICATION, OR ADDITION TO THE SITE COMMITTEE PURSUANT TO ALL PROCEDURES OF THIS DOCUMENT.



For the sake of fairness and consistency in the administration of the River Ranches Fishing restrictive covenants, the following rules have been incorporated by the Site Committee per Article V, Section 5 of the CCRs. Further changes, modifications, and additions may occur in the future.

1. Site plans submitted for approval of the site committee shall be drawn to a minimum scale of 1" = 20'- 0" and shall show all information specified in Article VI, Section 1, including the dimensioned building and improvement location information, and two copies shall be provided by Owner.

2. Floor plans submitted for approval of the site committee shall be drawn to a minimum scale of 1/8" = 1'- 0".

3. Building and improvement elevations submitted for approval of the committee shall be drawn to a minimum scale of 1/8" = 1' - 0" and shall show all information specified in Article V, Section 10 and Article VI, Section 1, including the following:

- a. All roof pitches (inches per foot) and roofing materials.
- b. Dimensioned roof overhang information.
- c. Dimensioned existing grade, finished grade, floor elevations, and the building and wall height information.

4. Payment shall be made (Article VI, Section 2), by check at the same time as other required documents are submitted for approval of the site committee.

5. At the time that all required material has been received by any member of the Site Committee, copies will be dated and initialed by that member as officially received by the site committee.

6. Article V, Section 10, concerning building restrictions shall be interpreted to allow the following:

If any multi-level house is to be permitted at the River Ranches, a minimum of twenty percent of the perimeter walls of the primary structure (including architectural attachments) shall be less than ten (10) feet in height. The height shall be measured from finish grade to the top of the wall or the roof soffit.