

DISCLOSURE STATEMENT

BUCKHORN ESTATES SUBDIVISION
BUCKHORN ESTATES
LOTS 1-8



A SUBDIVISION OF THE NE1/4, SE1/4NW1/4, AND TRACT WD60. LYING IN THE NE1/4
AND THE SE1/4NW1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 1 EAST,
BLACK HILLS MERIDIAN, BUTTE COUNTY, SOUTH DAKOTA



a) Street Construction and maintenance:

The existing streets shall be reconstructed in accordance with plans presented to, and approved by Butte County. The developer will pay all expenses for construction of the streets.

Street maintenance shall be the responsibility of a HOMEOWNER'S ASSOCIATION to be formed. The Association will establish and collect fees from individual homeowners, which monies will be used for the maintenance (including snow removal) of the streets.

b) Water supply-design criteria and maintenance responsibilities:

Domestic water supply for the development will be provided by a public water system, Wilen Enterprises, LLP. The system is designed to provide normal household flows of 500 gallons per service per day average. Maintenance of the arterial line is the responsibility of the water system owner, Wilen Enterprises, LLP. Lot owners shall be responsible for the individual lines directly feeding their lot.

Prospective lot owners are encouraged to review the water system operations and supply agreement with the owner of the system.

c) Sewage disposal—design criteria and maintenance responsibilities:

The design, construction, installation and maintenance of all sewage disposal systems for all lots will be the responsibility of the individual property owner. Preliminary soil investigation and design indicate that conventional septic tank and leach field systems may be adequate for all lots. Each individual system shall be located and designed for the specific lot and specific use.

Septic system leach fields shall be a minimum of 50 feet from the property boundary of the lot.

d) Restrictive covenants—where copies are available and describe how they are enforced:

Declaration of Covenants, Conditions and Restrictions recorded at Book 543 photos, Page 270 constitute the restrictive covenants running with the land. The Declaration of Covenants, Conditions and Restrictions is enforceable by the Homeowners Association, prospective lot owner, and any subsequent purchasers of lots within the subdivision by filing a lawsuit in the County of Butte, South Dakota.

e) Association fees: NA

f) Garbage disposal:

Residents of the development will be responsible for their own solid waste collection and disposal.

- g) Telephone system within the development will be by cell phone, satellite or internet and shall be the responsibility of the lot owner. All costs associated with connection and receiving service for telephone service will be the responsibility of the development residents.

h) Cable TV Charges:

There will be no Cable TV available in the development.

i) Street and traffic control signs and devices:

Street and traffic control signs and devices will be installed during the construction of the streets. The developer will be responsible for all costs associated with that installation and construction.

Maintenance of the signs and devices is the responsibility of the Road Association. Fees will be assessed and utilized for that maintenance.

j) Street lighting:

No street lighting will be provided in the development.

k) Culverts, drainage:

The installation of the culverts and drainage devices on the roadways will be the responsibility of the developer. Maintenance of the culverts and drainages shall be the responsibility of the Road Association.

Lot owners will be responsible for the installation and maintenance of the culverts in the lot approaches. All approach culverts shall be a minimum of 12" in diameter or as directed by the County of Butte.

l) Zoning:

Zoning is under the jurisdiction of the County of Butte.

m) Fire protection:

Fire protection is under the jurisdiction of the County of Butte. Any water storage necessary to conform with the County of Butte requirements for fire protection will be provided by the lot owner.

n) Building Codes:

Are at the discretion of the County of Butte.

o) Electricity:

Construction of the electrical system will be the responsibility of the developer. It will be the responsibility of each individual owner within the development to make arrangements with the local power company for service from the development electrical system.

p) Postal Service:

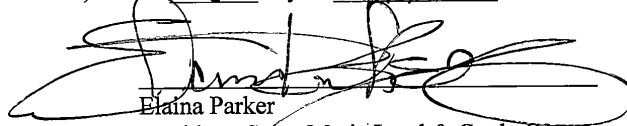
Residents of the development will receive mail service from the U. S. Post Office located in Belle Fourche, D.D... Residents may be required to install mailboxes at their driveway, or other location as necessary to conform to U. S. Postal regulations.

q) Schools:

Public schools are available for the students who reside in the development. Schools for K-12 students are located in Belle Fourche, S.D.

Transportation to the schools is dependent upon location relative to existing bus routes, number of students in the area, and School District Policy. Parents or guardians should contact the School Office for complete information.

IN WITNESS WHEREOF, the undersigned hereby declares as aforesaid, and adopts the within and foregoing disclosure statement for Robinson Subdivision, Butte County, South Dakota and is appurtenant to and runs with the land, on this 28th day of September, 2023.

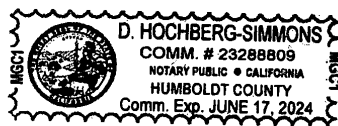

Elaina Parker
President, Santa Maria Land & Cattle Corp.

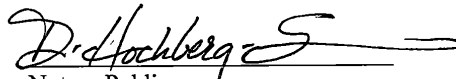
STATE OF California)
) ss.
COUNTY OF Humboldt)

The foregoing Disclosure Statement for Robinson Subdivision, Butte County, South Dakota was acknowledged before me on

this 28th day of September, 2023 by Elaina Parker, President, Santa Maria Land & Cattle Corp.

WITNESS my hand and official seal.




Notary Public

My commission expires: June 17, 2023