

**HIDEAWAY HILLS
MANUFACTURED HOUSING COMMUNITY**

SUPPORTING DOCUMENTATION

**Meade County Planning Commission
Sturgis, South Dakota**

July 13, 2000

***Prepared By*
Keith Kuchenbecker**

To: Meade County Planning Staff, Meade County Planning
Commission and Meade County Commissioners
From: Keith Kuchenbecker & Larry Fuss
Subject: Manufactured Housing Community
Date: July 12, 2000

Larry Fuss and Keith Kuchenbecker hereby submit to the above as
a Preliminary Plan of a Manufactured Housing Community for
your consideration and approval.

Name of Project: Hideaway Hills Manufactured Housing
Community

Property Owners: Larry and Adelaide Fuss
5207 E. Elm Street
Black Hawk, SD 57718
(605) 787-6063

Developers: Keith and Linda Kuchenbecker
3211 Stockade Drive
Rapid City, SD
(605) 348-3065

Engineers: Renner & Sperlich Engineering
Doug Sperlich
616 Sixth Street
Rapid City, SD
(605) 342-1191

Attorney: Hansen Hubbard & Swanson
Dale R. Hansen
PO Box 580
Sturgis, SD
(605) 347-2552

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HIDEAWAY HILLS MANUFACTURED HOUSING COMMUNITY
SUPPORTING DOCUMENTATION
Black Hawk, South Dakota

The Hideaway Hills Manufactured Housing Community, offering approximately 150 rental lots, about 65x 108 for single- and double-wide homes, will be constructed to the west of Black Hawk, South Dakota. The site is located in the NW 1/4 of Section 8, T2N, R7E. BHM in Meade County, South Dakota. The 38 acre site lies between the DM&E Railroad on the west and Interstate 90 on the east and Black Hawk Creek to the north.

Site Overview

Site elevations range from approximately 3,530 feet-mean sea level at the highest point to approximately 3,470 feet near the northeast corner for an overall topographic relief of approximately 60 feet. The above information was taken from USGS maps. A future topographic study will be conducted to refine the detailed engineering design. Generally, the property drains from the south to the north with all runoff dropping into the Black Hawk Creek. A drainage problem currently exists in the northwest portion of this property. Drainage from the Railroad R.O.W. dumps excess water on neighbor's property and has caused some flooding in basements. This problem can be alleviated with the improvements to E. Elm Street.

Site vegetation consists of typical prairie grasses, range forbes, deciduous trees and improved pasture grasses. The area is currently used for rangeland and hayland.

There are three homes on this property. The owner lives in one and intends on renting the balance out. One home will be relocated to accommodate a more desirable development. Improvements will be made to rental homes so they will not detract from the appearance of manufactured homes.

Proposed Improvements

Hideaway Hills Manufactured Housing Community improvements will include open spaces, paved streets and city sewer and water systems. The water supply will come from the Black Hawk Water Association and the sewer system will discharge into the Rapid City Sewer System. Both water and sewer systems that will supply and dispose of affluent have been approved by the South Dakota Department of Environment and Natural Resources.

The residential community will be protected from fire by properly placed hydrants. The Black Hawk Fire Department is only minutes away from the community.

There will be two access points that will carry traffic in and out of the community. The primary access will be an extension of Ash Avenue at MP 106.8 (see DM&E Supporting Document). A secondary point of access is an existing 66' wide Public Access Easement known as E. Elm Street. Traffic patterns will be designed to encourage vehicles to enter Hideaway Hills from Ash Avenue. A future third access may develop from the south. If arrangements with the North Dale Subdivision were to transpire, one could provide access for both communities in case of emergencies and also provide a route for a much needed backup water supply for North Dale.

Development and Maintenance Responsibilities

As the owners of the manufactured housing community, we propose full responsibility for operation and maintenance of the water, sewer, and streets in the Hideaway Hills Manufactured Housing Community.

Soil Suitability

A visual field investigation which included test holes was conducted at the proposed Hideaway Hills Manufactured Housing Community site. A detailed soils report is enclosed and identifies the six soils formations found on the site. Based on initial visual observation, on-site soil appears suitable for the proposed development.

In the 1980's the South Dakota Cement Plant mined the gypsum rock from the site. One can still identify spoil pile areas by abnormal terrain and exposed gypsum fragments. In the early 1900's an underground gyp mining operation took place on the NE corner of the property. Field boring operation may be required to identify any cavities that may be a safety hazard.

Existing ground surfaces slope toward the south. Erosion will be controlled by concrete curb and gutter where necessary. Storm run-off will be routed to Black Hawk Creek which is currently accepting the natural run-off from the site. A complete site-drainage plan will be developed as part of the construction drawing by a registered professional engineer.

ON SITE VIEW PICTURES

NORTH VIEW



WEST VIEW



EAST VIEW



SOUTH VIEW

EXISTING ON SITE STRUCTURES



MAP NOT TO SCALE
THIS IS NOT AN OFFICIAL WETLAND MAP



new for 97-98
Previously
20.08.212

Plat of
LOTS A AND B OF FUSS SUBDIVISION
(Formerly a portion of Tract 1 of Lot 1 of NW 1/4 of Sec. 8 and a portion
of lot 3 of NE 1/4 of Sec. 8)
Located in E 1/4 of NW 1/4 and in NW 1/4 of NE 1/4 of Section 8, T2N, R7E, B10W,
Meade County, South Dakota.

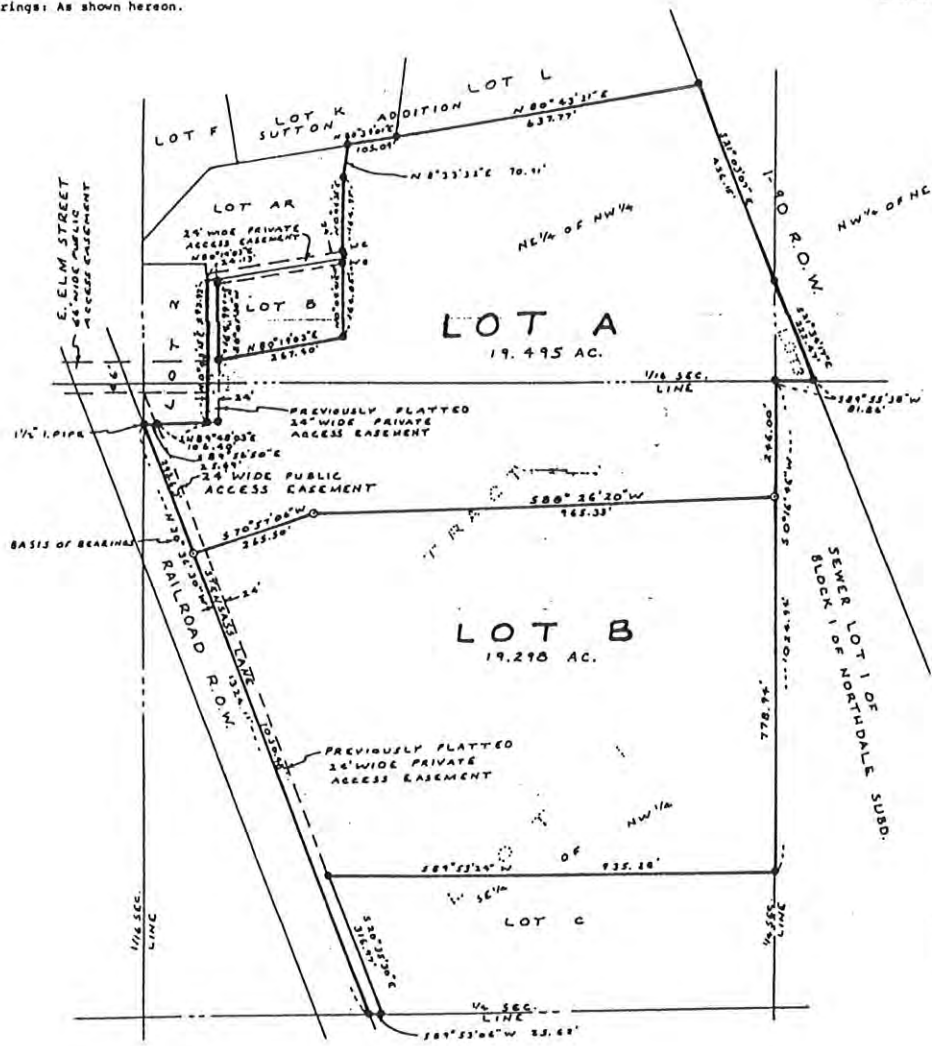
LEGEND:

- ⊙ Sec 5/8" rebar with survey cap marked "HEALD SD 2199 WY 5148".
- Found survey monument (rebar with survey cap marked "1019" unless otherwise noted).

W.C. Witness Corner

Basis of Bearings: As shown hereon.

SCALE 1" = 200'
JANUARY 9, 1996



CERTIFICATE OF OWNERSHIP

State of South Dakota S.D.
County of Pennington

I, Raymond C. Fuss, do hereby certify that I am the owner of the land shown and described hereon, that the survey was done at my request for the purposes indicated hereon and that I do hereby approve the survey and within plat. That development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

In witness whereof, I have hereunto set my hand and seal.

Raymond C. Fuss
Raymond C. Fuss

On this 12 day of Jan, 19 96, before me, a notary public, personally appeared Raymond C. Fuss, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

John A. Andersen
Notary Public
My Commission Expires: 1-22-2003

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this 16 day of January, 19 96.

David Miller, Deputy
Director of Equalization

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Meade County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

John A. Andersen
19 96

STATEMENT OF SURVEYOR

State of South Dakota S.D.
County of Pennington

I, James P. Heald, Registered Land Surveyor No. 2199 of the State of South Dakota, do hereby state that being so authorized, the survey and within plat of the land shown and described hereon were made by me and that to the best of my knowledge and belief the within plat is a representation of said survey. All area amounts shown on the within plat are to be considered as having the words "more or less" following.

In witness whereof, I have hereunto set my hand and seal on this 12 day of JANUARY, 19 96.

Registered Land Surveyor: James P. Heald
James P. Heald
HEALD LAND SURVEYING
2218 Lockwood Drive
Rapid City, SD 57702
(605) 343-1820



APPROVAL OF PLANNING COMMISSION

Approved by the Planning Commission of Meade County this 17 day of JANUARY, 19 96.

Signed: John Boylan

RESOLUTION BY GOVERNING BOARD

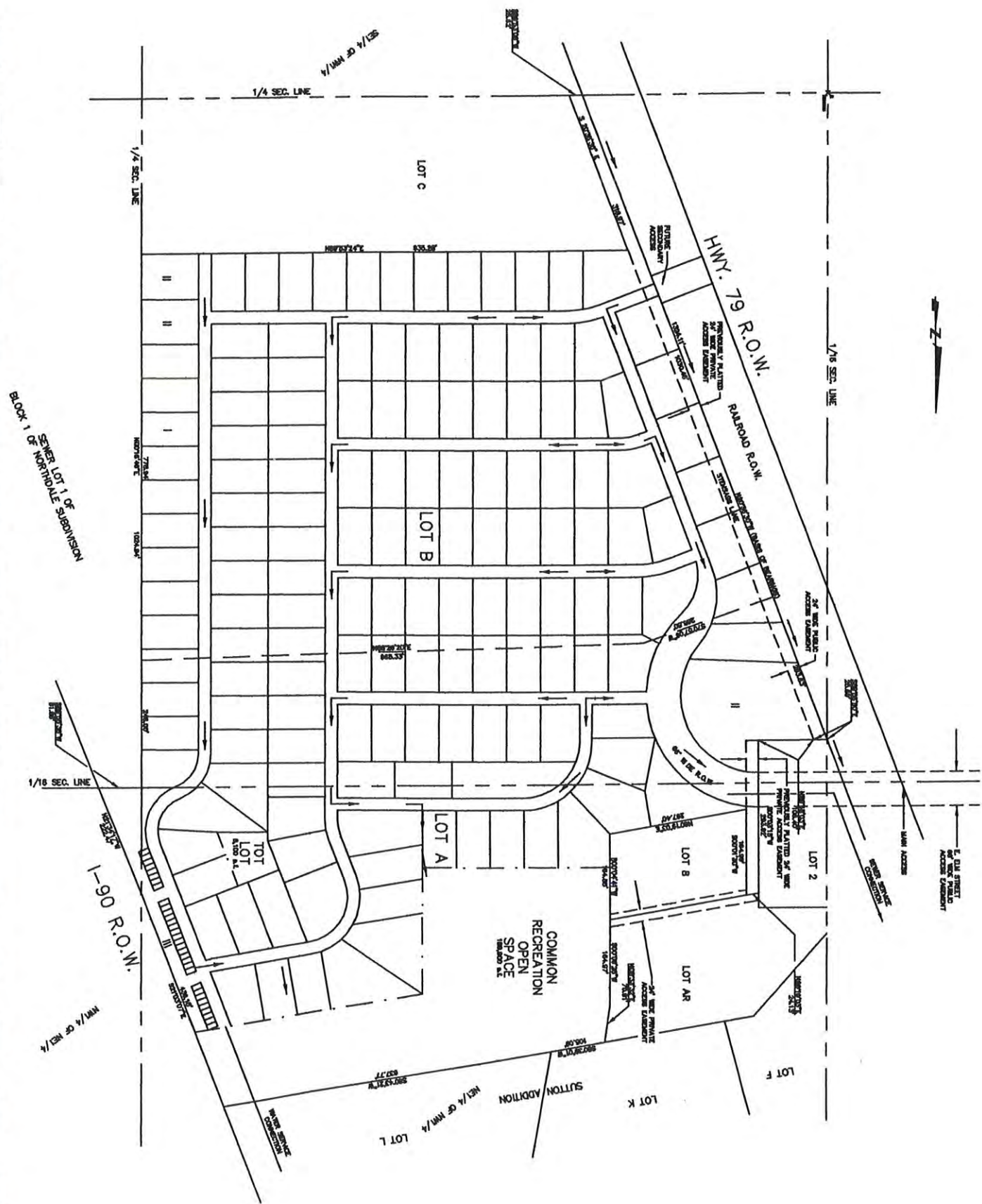
I, Auditor of Meade County, do hereby certify that at an official meeting held on February 7, 19 96, the County Commissioners by resolution did approve the plat as shown hereon.

Elizabeth Hartgen
Auditor



CERTIFICATE OF REGISTER OF DEEDS

Doc # 00443



BLOCK 1 OF NORTHDALE SUBDIVISION

I-90 R.O.W.

HWY. 79 R.O.W.

COMMON RECREATION OPEN SPACE

LOT C

LOT B

LOT A

LOT 8

LOT AR

LOT 2

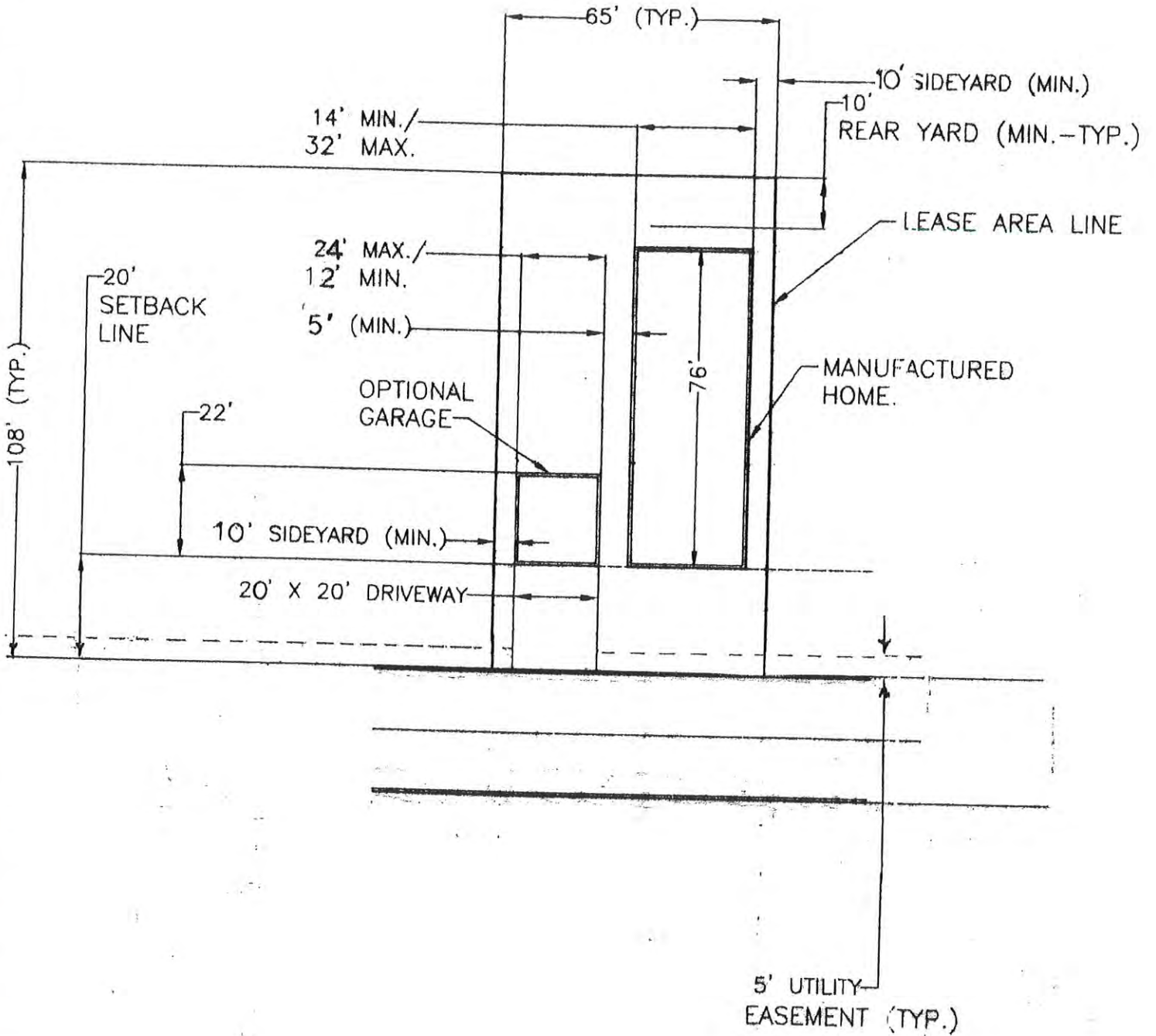
LOT F

LOT K

TOT LOT

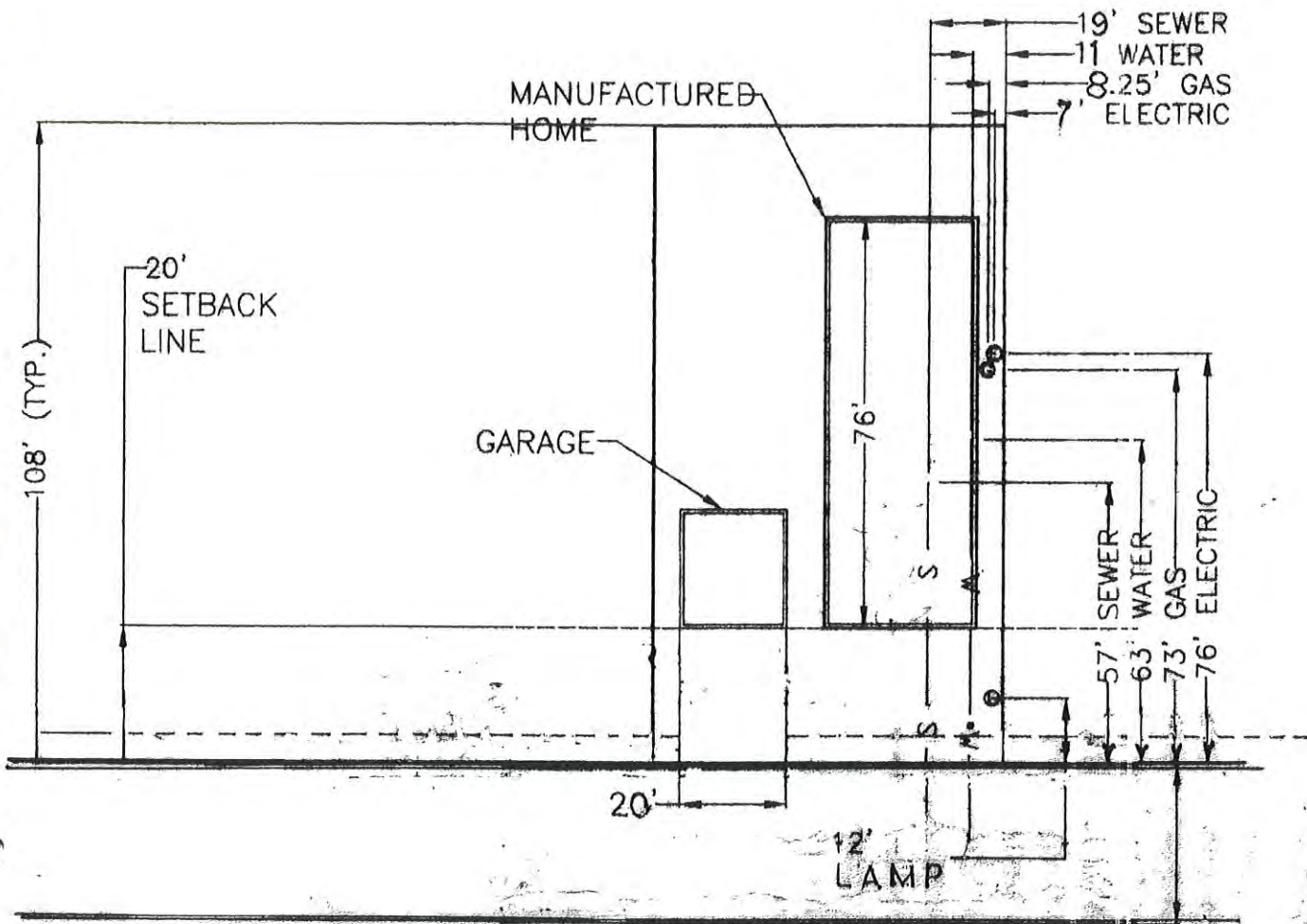
SUTTON ADDITION





pr_d5A

TYPICAL LOT DETAIL
 SCALE: NONE



pr_d5A

TYPICAL LOT UTILITY DETAIL

SCALE: NONE

HIDEAWAY HILLS MANUFACTURED HOUSING COMMUNITY

Specific Information

1. **NUMBER OF LOTS:** This project will be developed in phases. Each phase will consist of approximately 30-50 lots/spaces determined by construction considerations. When complete, the community will have a total of approximately 150 residential lots/spaces.
2. **STREETS:** The streets within the Manufactured Housing Community will be private streets maintained by the Community Management. The private streets will be built to specifications approved by the Meade County Ordinance No. 20. There will be no individual private access from a home site (lot) to any County or City roads. All residential drives/parking spaces will only access the private streets within the community.
3. **OFF STREET PARKING:** Each residential lot will have concrete off street parking provided by the Developer to accommodate two vehicles. This parking space will be 20' X 20'. In addition, each lot is designed to accommodate a double garage, or the footprint for a double garage, to accommodate two additional vehicles, if the homeowner so desires. Garages will be set back at least 20' from the street. If a homeowner has more than two vehicles, they will be required to provide the additional concrete off-street parking for the extra vehicles or park the vehicle in spaces provided by the Community Manager.
4. **PARKING RESTRICTIONS:** Parking will be allowed on one side of the streets within the community during daylight hours only. This on street parking is short term parking for residents and guests. There will be no parking allowed on the streets during nighttime hours. No untagged/unregistered or inoperable vehicles will be allowed in the community.
5. **UNDERGROUND UTILITIES:** All utilities within the community will be placed underground where feasible. This will include water, sanitary sewer, electrical, natural gas, phone and cable TV.
6. **UTILITY EASEMENTS:** A 10' utility easement will be placed around all sides of each lot. The developer will work to accommodate the utilities where the respective utility providers desire to place their utilities.
7. **CITY WATER AND SANITARY SEWER:** Water and Sanitary sewer service for the community will be obtained from a central water and sewer system approved by the South Dakota Department of Environment and Natural Resources.

8. UTILITIES: Electricity, natural gas, telephone and cable TV services will be installed by the respective vendors/utilities to each individual resident within the community and billed and maintained by the respective provider.
9. GARBAGE SERVICE: The Developer will contract with local service to provide weekly curbside garbage pickup which will be billed to individual homeowners.
10. LARGE RESIDENTIAL LOTS: All of the lots within the Manufactured Housing Community will be over 7500 square feet in size. The standard lot will be approximately 65' wide and 108' deep. This will include the 10' utility easement.
11. INTERCHANGEABLE LOTS: Many lots within the community will be able to accommodate either a singlewide home or a double section home. There may be construction restraints.
12. RESIDENTIAL HOUSING: The community is designed to provide for one-family residential use for new or like new owner occupied homes only. All homes in the community must have a pitched roof and durable exterior house type siding, of materials commonly used in traditional residential construction. Each resident will own his or her respective home. All mobile home lots within the community will be land-lease (rental) lots. The rental of mobile homes will not be permitted.
13. SETBACKS: Homes located on the lots will generally be set 10' off the back of the lot. As the homes will be varying in lengths, the front of the homes will generally be a minimum of approximately 20' from the street. Many homes will be set back more than the 20' from the street. The side yard on the back side of the home will be a minimum of 10'. The minimum separation of homes on adjoining lots will be 20'. Garages will be set back a minimum of 20' from the street.
14. HOME SETUP: All homes will be set, anchored and tied-down in accordance with national HUD and state requirements. All homes will be placed on concrete block piers exceeding manufactures requirements. The water and sanitary sewer risers/hookups will be located under the homes. The electrical and gas hookups will generally be located on the back side of the homes, along the right side yard when facing the lots from the street. They will generally be located approximately 75' back from the street. The homes will be under skirted within 30 days of placing the home on the lot. Each home shall be required to have a deck as its front door entrance (steps). Such deck must have a minimum of 42" X 48" (42" X 72" preferred) platform and have all required side rails. Such decks shall be made of treated pine, cedar or redwood lumber only. Permanent concrete steps will be allowed as an alternative.

15. **STORM WATER DRAINAGE AND DETENTION:** Surface drainage will generally be handled in the streets with curb and gutters. They will direct surface drainage into the existing natural drainage.
16. **STORAGE AREA:** The community will have a separate storage area set aside for such items as boats, boat trailers, hauling trailers, motor vehicles, campers, RV's or other equipment for seasonal or periodic use. The community will not allow such items to be stored on any home lots/sites or elsewhere in the community. This formal storage area will probably be built during Phase III construction. This storage area will be screened with shrubs and will include an area of approximately 100 square feet per home site. A temporary storage area will be provided initially.
17. **LIGHTING:** Each lot will have an 88-watt yard light located between the home and the street. Corner lots will have one on each corner. They will be located approximately 12' off the street. These lights will have photoelectric cells so the lights will come on automatically at night and turn off in the daylight. This will provide very good outdoor lighting for the streets, homes and community.
18. **LAWNS:** Each residential lot lawn will be either sodded or seeded after the home is placed on the lot.
19. **LANDSCAPING:** The developers want the entire community to look very attractive. Special attention will be paid to the entrance areas, which will be planted with trees. The developers will plant one tree on each lot after the lots are occupied. This will be done periodically, in groups, so they will not be planted immediately upon occupancy. Residents will also be encouraged to plant additional trees or shrubs on their lots in the community.
20. **RULES AND REGULATIONS:** The Hideaway Hills Manufactured Housing Community will be governed by a strict set of written Rules and Regulations (a copy is enclosed) to enhance the environment of the community and to make living there a more enjoyable experience for all residents. The Rules and Regulations will be given to and signed for by each resident upon entering the community. They will be enforced by a local Community Manager.
21. **LOCAL MANAGEMENT:** The Manufactured Housing Community will be managed by a local Community Manager, who will be a full-time resident of Meade County.
22. **WRITTEN LEASE:** Community Management will require residents to sign and agree to a written lease. All leases are expected to be on a month-to-month basis.

23. **NON-DISCRIMINATION:** Community Management will not discriminate against any resident as to race, color, sex, religion, age, handicap, familial status or national origin.
24. **SIGNS:** There will be one or more development identification signs at the entrances to the community. Street signs, Stop signs, Speed Limit signs, NO Parking signs, etc. will all be needed and placed within the community where appropriate.
25. **HOUSE ADDRESS/NUMBERS:** It is proposed that the house/lot numbering system within the community be the same as in any other residential development. In the interest of public safety, it should include a four-digit number relative to the location of the home/lot. The four-digit house numbers will be assigned by the local 911 service, and provided and installed by the Community Management. The addresses will be prominently displayed on the front of each home in a secure and consistent manner.

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PHOTO DISPLAY

COMPARABLE & MODEL MOBILE HOME COMMUNITIES

The next three pages are pictures of three Manufactured Home Communities. These pictures are displayed to show you some newer communities and the aesthetic appeal that a properly designed and managed community can have.

The first set of pictures is Hillsvew Haven, a Manufactured Home Subdivision located nine miles south of Rapid City on Highway 16. It consists of 45, one-half acre lots and was constructed in 1998 by Keith and Linda Kuchenbecker.

The second set of pictures is a one hundred plus unit Mobile Home Park in Sioux Falls, South Dakota called Hidden Meadows. This park was constructed in the late 1990's by Iseman Homes. In 1999, this community received a National Award from Manufacture Housing Industry for Land-Lease Community of the Year. We are developing Hideaway Hills by mirroring the Rules & Regulations and design of this award winning community in hopes of having a residential community that all can be proud of.

The third set of pictures is Whispering Willows. This is a Mobile Home Park developed by the Kuchenbecker's in the late 1980's. This 36 unit park is located in Box Elder, South Dakota and stands out as the premier Mobile Home Park in that area.





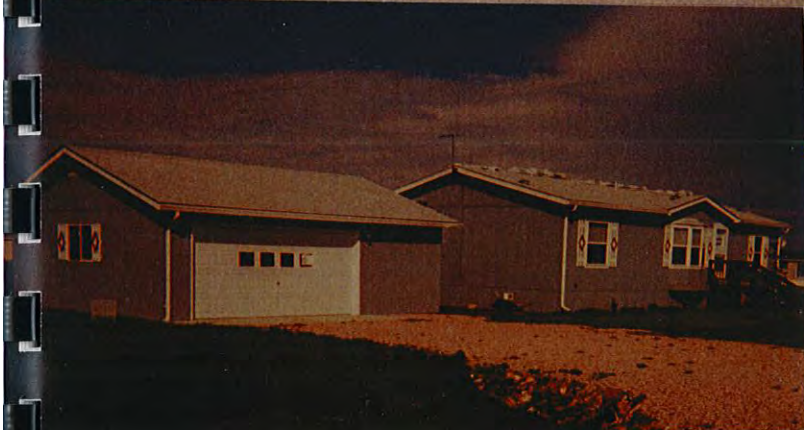
1301

HOUSING FOR THE 90s
MEETING THE CHALLENGE OF A CHANGING MARKET

1999
Manufactured Housing
Industry
National Awards

LAND-LEASE COMMUNITY OF THE YEAR
UNDER 150 SITES - REGION III
HIDDEN MEADOWS
SIOUX FALLS SOUTH DAKOTA





HIDEAWAY HILLS

A MANUFACTURED HOUSING COMMUNITY

RULES AND REGULATIONS

PRE-ENTRANCE REQUIREMENTS

The purpose of these RULES AND REGULATIONS is to enhance the environment of this residential housing community and to make living here a more enjoyable experience for all.

1. A standard application for acceptance into the community and for rental of a lot must be completed for each applicant.
2. Certain minimum requirements apply to all homes entering the park.
They are as follows:
 - a. All homes must have a gabled and shingled roof.
 - b. Homes must be sided with hardboard, wood, vinyl or cedar siding.
 - c. Any home that is not new must be inspected by the Community Management and approved before a lot can be rented.
3. Lot rental shall be \$ _____ per month for lots, with rent due and payable on the first of the month. Lot rent is subject to change with proper notice.

MOVING OF MANUFACTURED HOMES

1. All homes shall be parked on or moved from lots under the supervision of Community Management. Arrangements must be made with the Community Manager at least 48 hours prior to placement or removal of your home.
2. The home owner is responsible for obtaining all building permits required by Meade County prior to moving into the community.

CONSULT COMMUNITY MANAGEMENT BEFORE DIGGING

1. DO NOT DIG ANYWHERE within the Community without prior WRITTEN approval from Community Management.
2. All landscaping must be approved in advance IN WRITING by Community Management. This includes, but is not limited to, trees, shrubs, plants, rocks, stones, gardens, etc.

BLOCKING AND HOOKUP

1. Blocking the home for stability and hook-up to sewer, water, gas electricity, telephone and TV, and the maintenance of such services, is the responsibility of the home owner. The home must be set up in accordance with manufacturers requirements.
2. The home shall be blocked to all local, state and national codes and the manufacturers specifications. Frost free pillars are accepted, even recommended. Minimum blocking on the unit shall be 120" between pillars. Cap blocks shall be placed on top and bottom of each pillar, and shims shall be placed between the top cap block and the frame.
3. For safety, all mobile homes will be securely anchored by the home owner and inspected by the Community Management.

SETUP REQUIREMENTS

1. Residents must UNDERSKIRT the home within thirty (30) days of arrival.
2. To insure uniformity, material quality, and appearance, all skirting must be approved by the Community Management.
3. Homes must accommodate a city water meter inside the home with remote reading mounted to the exterior street side of the home.

STEPS

1. To insure proper steps, all steps must be approved by the Community Management. These steps must be permanent wood steps or decks and must have a minimum of a 42" X 48" platform and have a solid rail on two sides. Steps may be made of treated pine, cedar or redwood lumber only. Concrete steps will be allowed.

STORAGE BUILDINGS

1. Storage buildings are allowed but they must be approved by the Community Management and they must match the manufactured home.

GARAGES

1. Garages are allowed, but only after consultation with and written approval by Community Management. Community Management has the final word as to the location of a garage on an individual lot, as well as to the size of the garage to be built. The standard size garage allowed is 20' x 22' unless approved differently in writing.
2. All garages will be erected with Community Management approval and must be up to home construction standards. Siding and roof should be compatible with the home on the lot.
3. The garage permit application must be understood, signed by the resident prior to erecting a garage and filed with the Community Management. Any real estate taxes on the garage are the responsibility of the owner.

CHILDREN

1. Well-managed children are always welcome, but parents must control their own children. Toys, bikes, etc. should be removed from the yard and stored when not in use. Privacy of each resident's private space or lot must be respected. Parents will be held responsible for any damage caused by their children. Repeated violations by lessee's children of the rules and regulations of the community after written notice by the Community Manager to lessee shall be deemed to constitute a substantial annoyance to other lessees and grounds for eviction.

FENCES

1. There shall be NO front yard fences other than provided by the Community Management. Backyard fences must be approved by the Community Management in advance of erection. Maximum height of fences shall be 42" and all fences shall be of the chain link type and no less than 3 inches from the ground for trimming purposes. No grass or weeds will be allowed to grow up into the fence.

SWINGS AND GYM SETS

1. The community will allow individual tenants to erect their own swing sets, etc., on their own lots

subject to the following conditions:

- a. Such equipment must be factory built, must be placed on the back half of the lot, and installed only after Community Management has agreed to its installation and location.
- b. The resident acknowledges that he or she, as the owner of such equipment, is responsible for any injuries that may occur to any persons due to the presence of such equipment on the lot or in the connection with the use of such equipment by any person including children. The community or management shall not be responsible for any such injuries.
- c. Any residents erecting or having swings, gym sets, etc. on their lot shall at all times maintain home owner's or such other insurance to cover potential liabilities due to the risk of injury in connection with such equipment or its use by any person, including children. Management may require proof of such insurance prior to the erection of such equipment or for the purpose of approving the continued presence of such equipment on the lot.

SUBLETTING

1. The tenant will not sublet or assign the lease on the lot to anybody without the community's prior written permission. Overnight visitors may stay no more than seven (7) days/nights or must be approved by Community Management in writing. RENTAL OF HOMES IS NOT PERMITTED.

PETS

1. Only one pet will be allowed per household, unless approved otherwise in writing by Community Management. All pets must be shown to and approved by the Community Manager in writing. Pets will not be allowed to run loose or to be tied to anything including your home on the outside, unattended. Pets are to be kept inside or walked on a leash in the street or exercised outside in the community area. Pet owner must pick up all droppings.
2. If Community Management receives any complaints of messing, barking, running loose or being a nuisance, it has the right to ask you to get rid of your pet, or to take other action as deemed necessary to insure Community Management that the problem will be eliminated.
3. Pet owners will also be responsible for any damage their pets have done to lawns or other person's property. The owner of a pet shall be responsible for injuries to any person, including children, due to pet bites, scratches, or other actions of the pet, and the owner shall maintain sufficient insurance covering the risk of such injury, proof of which may be required by management.
4. Failure to comply with the pet regulations above shall be grounds for termination of the resident's lot lease.

TRAFFIC REGULATIONS

1. The speed limit within the community is 10 mph, and this applies to all vehicles.
2. No overnight parking is allowed on the community streets. Each lot has two parking spaces provided, which should be used. Do not park in another lot's parking space without the owner's permission.
3. Non-operable vehicles cannot be left on the streets, nor can they be parked on the lawn areas of the lots. Also, vehicle repair and/or maintenance is not to be performed within the park. This restriction includes oil changes.
4. No vehicles over 3/4 ton are to be kept in the community. Larger vehicles and commercial trucks are to be parked outside the community grounds.

5. Snowmobiles and motorcycles must be regulated to minimize disturbance. Racing such vehicles in the community is prohibited. Through traffic of noisy recreational vehicles must be prohibited. On leaving or returning to your residence, please hold noise to a minimum, and obey the 10 mph speed limit.
6. No boats, campers, motor homes, trailers, etc., will be allowed parked in front of your home, on the vehicle parking pad or on the lawns for more than 6 hours while loading and unloading.
7. Residents are required to provide adequate off-street parking for all their vehicles they keep in the community. Two off-street parking spaces are provided by the community for each lot. If the resident has more than two vehicles, the resident will be required to construct additional parking space, on their lot, at their cost, as approved in writing by the Community Management or park in the Community Parking areas and walk to their lot.

CLOTHES LINES

1. Only two types of clothes lines shall be permitted in the community. They are as follows:
 - a. The umbrella type clothes line, which stands in a sunken pipe and can easily be removed and setup.
 - b. A retractable clothes line which is a roll up type of clothes line that can be attached to the side of the house or garage, and when in use the lines are pulled away from the house or garage and are attached to a post before use. After use the lines are to be rolled up.
2. The reasons for this rule is to improve the appearance of the community and to reduce the possibility of injury to people walking through the community in the dark. Your cooperation will be appreciated.

PEDDLING AND SOLICITING

1. Peddling, soliciting, or distribution of any type of product or service, without written permission from the Community Manager, is prohibited, unless otherwise required by law.

LIABILITY

1. The Community Manager or the owners of the community are not responsible for losses due to theft, fire or accident on community property or in community buildings or premises.

INDIVIDUAL SPACES

1. Individual spaces/lots shall be maintained by the resident in an orderly fashion, neat, clean, and free of litter. Toys, bicycles, etc. must be kept in an orderly fashion in storage when not in use. Grass must be adequately watered and trimmed. Any desired landscaping requires the written approval of the Community Management. This includes trees, shrubs, gardens, etc. RESIDENTS shall be responsible for mowing, trimming, watering, fertilizing, weed control and the general maintenance of their lawns shrubs and trees. After written notice to the resident, Community Management shall have the right to enter onto the premises of any lot to perform mowing, trimming, watering, fertilizing, weed control or general maintenance of the lawn or lot when a resident has failed to so such. The Community Management will bill the resident for any work performed.
2. Changes in space arrangement, size, or attachments to the exterior of the homes or lot are to be approved in advance in writing by Community Management. The owner must acquire the appropriate government permits.

3. No individual TV or radio antennas will be allowed. 18" Satellite dishes will be allowed but their location and installation is subject to Community Management approval. DO NOT DIG WITHOUT WRITTEN APPROVAL.

UNLAWFUL ACTS

1. Residents shall refrain at all times from any use of the lot or of their home which violates any law or ordinance of the State of South Dakota, or which in the opinion of Community Management affronts the individual dignity or the common morality of the neighborhood.
2. It is the purpose and intent of this residential community to guarantee freedom from drunkenness, immoral practices, the sale or use of illegal narcotics or any excessive noise causing disturbances on the grounds.
3. Disturbing noises caused by loud radios, stereos, motorcycles, unmuffled cars or televisions will not be tolerated at any time. Some residents work nights and deserve peace and quiet during the day, as most people have the right to peace and quiet to sleep during the night.

CAR REPAIRS

1. No car repairs or overhauls will be permitted in the community, either on the lots or in the streets. This includes oil changes.

GENERAL MAINTENANCE

1. All homes and lots shall be attractively maintained. Any damage to a home or any other structure on the lot which is caused by any reason must be repaired within a reasonable time, not to exceed sixty (60) days. Residents are responsible for any damage caused by them to Community property.
2. All outside buildings must be kept in good repair and be properly painted. All exterior paint colors must be approved by Community Management.
3. No signs other than Addresses and personal names may be displayed without approval of the Community Management.
4. The Community Management will assign the address numbers and provide and install the actual house numbers for each home.

06/00

5

(tear)

HIDEAWAY HILLS
A Manufactured Housing Community
RULES AND REGULATIONS
SIGNATURES

I have received a copy of the rules and regulations of Hideaway Hills Manufactured Housing Community. I have read them carefully, and agree to abide by them.

Lessee/Resident
Dated _____, 20__

Lessee/Resident
Dated _____, 20__

Community Manager

Dated _____, 20__

HIDEAWAY HILLS

A MANUFACTURED HOUSING COMMUNITY

LOT LEASE AGREEMENT AND PARK REGULATIONS

TO THE RESIDENT: This lease is a binding legal document. By Signing it you and the Community agree to be bound by everything it contains. The RULES AND REGULATIONS of the Community are herewith made integral to this lease. Make sure you understand both the LEASE and the RULES AND REGULATIONS. After you sign this lease, ask for and keep a copy of this LEASE and the RULES AND REGULATIONS.

The following subjects are covered in the RULES AND REGULATIONS:

- A. Pre-entrance requirements
- B. Moving of Manufactured Homes
- C. Digging
- D. Blocking and hookup of homes
- E. Setup Requirements
- F. Steps and Storage Buildings
- G. Garages
- H. Children
- I. Fences
- J. Swings and gym sets
- K. Subletting
- L. Pets
- M. Traffic Regulations
- N. Clothes lines
- O. Peddling and Soliciting
- P. Liability
- Q. Care of individual lots
- R. Unlawful acts
- S. Car Repairs
- T. General maintenance of home and lots

1. DEFINITIONS. In this lease, Community Management means the owner of **Hideaway Hills** Manufactured Housing Community and anybody working for the owner or acting on the owner's behalf. Resident means the adults who have signed the lease and anybody living with them.
2. RENTAL OF THE LOT. By this lease the Resident rents from the Community Management, on a month to month basis, Lot _____, located at _____ in **Hideaway Hills** Manufactured Housing Community in **Black Hawk, SD**. This lot is rented for the Resident's Manufactured Home described below:

Make _____ Model _____

Year _____ Serial No. _____

Length _____ Width _____

The home is financed by _____

3. RENTAL PERIOD AND AMOUNT. The rental lease period begins on the first day of the month and ends on the last day of the month. The Resident shall pay \$ _____ per month to the Community Management as lot rent. The rent shall be made payable to: "Hideaway Hills" and mailed to or delivered to: **Hideaway Hills, Black Hawk, SD 57718**. The rent must be paid on or before the first day of each month. The Community Management will provide the Resident with a rent receipt if requested. The lot rent may be increased or decreased by the Community Management with a 30 day notice, to cover additional costs such as property taxes, inflation, etc.
4. UTILITIES. Utilities, including, but not limited to, electricity, gas, water, phone, and cable T.V., are the responsibility of the Resident. Such utilities should be arranged for by and billed to the Resident. Garbage and recycling services are provided by the Community.
5. INSTALLING OR REMOVING A MANUFACTURED HOME. The Resident shall give the Community Management written notice 48 hours before the Resident moves a home either into or out of the Community. The Community Management has the right to supervise the installations of or the removal of the Residents home. The Community RULES AND REGULATIONS spell out the specific setup requirements of the Community. The Resident shall comply with these reasonable instruction.
6. RESIDENTS MOVING FROM COMMUNITY. When the Resident moves from the Residential Community, Resident will give the Community Management a forwarding address. The Resident is responsible for any damage done to the lot or residential community property by the resident or those moving the residents home. The Community Manager will bill the former resident for any such damage. The Community Management shall not hold the Resident responsible for ordinary wear and tear.
7. USE OF LOT. The Resident shall use the lot only for residential purposes. The RULES AND REGULATIONS describe fully what can or cannot be done on a Community lot.
8. AUTOMOBILES OR OTHER VEHICLES. The Resident shall register with the Community Management all vehicles regularly kept in the Residential Community. See the RULES AND REGULATIONS concerning restrictions on the use of vehicles. Only two (2) vehicles will be allowed per lot. Additional vehicles must be parked in parking lots provided by the Community Management.
9. LOT MAINTENANCE. The Resident shall maintain the lot in accordance with the Communities RULES AND REGULATIONS. The Resident shall obey all health, safety and building code regulations which apply to the Residential Community. If the Resident fails to do lot maintenance work required by the lease or by the Community RULES AND REGULATIONS, such as watering, cutting grass or removing garbage or debris, etc.; the Community Management may tell the Resident, in writing, that the work must be done. If the Resident does not do the work promptly after receiving written notice, the Community Management may do, or arrange to have the work done for the Resident. The Community Management will charge the Resident a reasonable fee for doing the work. The Community Management shall make the charge in writing.
10. EMERGENCY MAINTENANCE WORK. If undone maintenance work causes an immediate danger to Community facilities or to the health or safety of other Residents, the Community Management may tell the Resident to do the necessary maintenance work immediately. If the Resident does not comply with the request, the Community Management may do the work or arrange to have the work done, and charge the Resident the cost of the same.
11. PERSONAL PROPERTY. The Community Management is not responsible for theft or damage to the Residents personal property. The Community Management is not responsible for any damage resulting from interruption of service by any public or private utility. Nor is the Community Management responsible for damage to a home or its contents due to vandalism, burglary, weather or similar causes.

12. **PROPERTY LEFT BEHIND.** If the Resident leaves the Community and abandons his or her personal property (Including the home), the Community Management may remove the property and store it. If the Community Management does move and store the property, the Resident is responsible for the costs involved. Thirty days after it reasonably appears the Resident has abandoned the property, the Community Management may sell the property or give it to charity. The Community management shall make a reasonable effort to notify the Resident by certified mail.
13. **SUBLETTING.** The Resident shall not sublet or assign this lease on the lot to anybody without the Community Management's written permission. The Community Management will not reject any person for any reason prohibited by federal, state or local laws. If the Community Management rejects an applicant, and the applicant asks for a written explanation, the Community Management shall give the applicant a written statement of the reasons for the rejection. **NO RENTAL UNITS** are to be allowed in the **Hideaway Hills** Manufactured Housing Community.
14. **SELLING.** You have the right to sell your home in the Community, but SAID SALE IS NOT FINAL UNTIL THE COMMUNITY MANAGEMENT APPROVES THE BUYER AS A NEW RESIDENT. You must advise, in writing, anyone who wants to buy your home that the sale is subject to final approval of the buyers as a Resident by the Community Management.
15. **CHANGES IN THE LEASE OR COMMUNITY RULES AND REGULATIONS.** The Community Management will give the Resident thirty days written notice of any changes in the lease or **RULES AND REGULATIONS.**
16. **TERMINATION OF THIS LEASE BY THE RESIDENT.** Lot rent under this lease shall begin on the first day of the month, and end on the last day of the month. If the Resident wants to end the lease and leave the Residential Community, the Resident must notify the Community Management, in writing, one full rental period in advance after the date of notification - even if the Resident moves out of the Residential Community earlier, he is still responsible to pay rent to the end of the rental period. If the Resident does move from the Community before the lease ends, the Resident shall pay rent through the end of the next full rental period following the notice. If a new Resident moves into or rents the lot, then the Resident's obligation to pay rent ends as soon as a new Resident has signed a lease and starts paying rent.
17. **TERMINATION OF THE LEASE BY THE COMMUNITY MANAGEMENT - EVICTION.** The Community Management can evict a Resident by going to court for one of the following reasons:
 - A. **IF THE RESIDENT DOES NOT PAY RENT ON TIME.** The Community Management shall give the Resident written notice and allow 10 days for the Resident to pay the amounts due. The Community Management shall also give written notice to anyone the Community Management knows has a mortgage or lien on the Resident's home. If neither the Resident or the Mortgage/lien holder pays the amounts due within 10 days after receiving the notice, the Community Management may take the Resident to court and evict the Resident.
 - B. **IF THE RESIDENT REFUSES OR FAILS TO OBEY A LAW OR GOVERNMENT REGULATION OR THE RULES AND REGULATIONS OF THE RESIDENTIAL COMMUNITY.** The Community Management shall tell the Resident in writing, what the Resident is doing wrong. If the law or regulation gives the resident a certain time to obey, then the Resident must obey within that time. If the law or regulation has no set time for compliance, the Resident must comply within a reasonable time as determined by the Community Management. If the Resident does not comply within the proper time, then the Community Management may evict the Resident.
 - C. **IF THE RESIDENT BREAKS THE TERMS OF THE LEASE OR COMMUNITY RULES AND REGULATIONS.** The Community Management must give the Resident written notice of the problem. The Resident then has 30 days to comply with the lease and **RULES AND**

REGULATIONS. If the Resident does not comply within 30 days, the Community Management may go to court to evict the Resident.

D. IF THE RESIDENT DOES SOMETHING IN THE RESIDENTIAL COMMUNITY WHICH SERIOUSLY ANNOYS OR ENDANGERS THE HEALTH OR SAFETY OF OTHER COMMUNITY RESIDENTS OR WHICH SERIOUSLY DAMAGES THE RESIDENTIAL COMMUNITY: The Community Management may give the Resident notice to move within 30 days. If the Resident has not moved out of the Community within 30 days, the Community may go to court to evict the Resident. If, after receiving the notice to move within 30 days, the Resident again seriously annoys or endangers the health or safety of other Residents, or seriously damages the Community, the Community may go to court immediately to evict the Resident.

E. IF THE COMMUNITY INTENDS TO MAKE IMPROVEMENTS TO THE RESIDENTIAL COMMUNITY PREMISES, AND TO MAKE SUCH IMPROVEMENTS IT IS NECESSARY TO REMOVE THE RESIDENT'S HOME FROM THE RESIDENTIAL COMMUNITY: The Community shall give the Resident 90 day written notice.

18. CONDEMNATION. If the Residential Community or the lot rented to the Resident is taken by or sold to the government, the Community Management may terminate this lease. The Community Management shall inform the Resident of the date and circumstance of the condemnation as soon as the Community Management receives definite information from the government. The Community Management shall give the Resident six month's written notice of termination, unless the government makes giving a full six month's notice impossible. Any money the government pays for the land will belong to the Community Management.

19. RIGHTS AND DUTIES RESERVED. Nothing in this lease or in the Community RULES AND REGULATIONS can change or take away the rights which either the Community Management or the Resident has under any law, ordinance or other government regulation. Nothing in this lease or in the Community RULES AND REGULATIONS can authorize either the Community Management or the Resident to disobey any law, ordinance or other government regulation. Failure by the Community Management or by the Resident to enforce any right under this lease does not mean that the Community Management or the Resident has waived or given away that right.

20. NOTICES. The Resident can give any notice required under this lease or by the Community RULES AND Regulations by mailing the notice to **Hideaway Hills, Black Hawk, SD 57718**. The Community Management can give any notice required by this lease or by the Community RULES AND REGULATIONS by personally taking the notice to the Resident's home or by mailing the Resident's address. If state law requires notice be given in a different way, then the Resident and the Community Management must follow that law.

21. ADDITIONAL AGREEMENTS. Any additional agreements must be in writing and signed by both the Resident and the Community Management.

22. SIGNATURES. **READ THIS LEASE BEFORE YOU SIGN IT.**

Resident

Date

Resident

Hideaway Hills Representative or Mgmt.

I/We have received a read a copy of the Community RULES AND REGULATIONS.

Resident

Resident

HIDEAWAY HILLS

SOILS REPORT

This 38 acre tract of land has six soil types. The terrain consists of moderately sloping to relatively steep loping uplands. The two prevalent ridges run from north to south with the most obvious ridge paralleling the Northwestern Railroad on the west. The soil type is SIE-Spearfish-Rock. This complex is on the top and upper-side slopes. It consists of eroding exposures of reddish-colored soft sandstone, siltstone, or shale that contains seams of gypsum rock in places.

In contrast to the two ridges noted above is the Black Hawk Creek that runs through the north end of the property. The stream runs from west to east and has the soil type SO-St. Onge loam. This is a nearly level soil on bottom land along streams flowing out of the Black Hills. Runoff is slow due to a slope of 0-2 percent and the hazard of erosion is slight. There are native trees and shrubs along this creek.

Just to the south of the St. Onge loam you will find TaA and TaB-Tilford Silt Loam. This nearly level soil is on stream terraces and in upland swells. The slope is 0-6 percent and runoff is slow to medium and the hazard of erosion is slight to moderate. These soils areas along with the remaining area are in native grass and are used for range and hayed on wet years.

To the far east side of this property one will find DbD-Canyon-Bridget loam. There is a very small area covered by this soil type. Runoff is medium to rapid depending on the slope which ranges from 6 to 20 percent.

The largest soil formation lies in the middle of this property. This valley is situated between ridges and is difficult to see from Hwy 79. The soil type is NaD-Nevee-Spearfish. The Nevee soils have a silt loam surface layer and the Spearfish soils have a loam surface layer and are in the middle and lower parts of the landscape where slopes generally are plain to slightly convex. In a representative profile, the surface layer is reddish-brown silt loam about 8 inches thick. The underlying material is reddish-yellow silt loam. The soil is low in fertility and moderately low in organic-matter content. The available water capacity is moderate or high and permeability is moderate.

This soil information was attained from the Meade County Soil Conservation Service. Test holes were dug throughout the property and the soil characteristic corresponds with the information in this report.

A more detailed description of all six soils is enclosed along with a soils map for those who would like more information.



S1E—Spearfish-Rock outcrop complex, 15 to 40 percent slopes. This complex is on the tops and upper side slopes of upland ridges and on shoulders of entrenched drainageways. Areas are irregularly shaped and range from 15 to 40 acres in size. They are about 55 percent Spearfish soils, 20 percent Rock outcrop, and 25 percent other soils. The Spearfish soil has a loam surface layer and the profile described as representative of the series. The Rock outcrop part generally is on the upper side slopes of ridges and knolls, around the heads of drainageways, and along eroding drainageways. It consists of eroding exposures of reddish-colored soft sandstone, siltstone, or shale that contains seams of gypsum rock in places. In some areas, outcrops of the gypsum rock are on the tops of knolls.

Included with this complex in mapping are small areas of Nevee, Nihill, Tilford, and Winetti soils. Nevee and Tilford soils are in the mid and lower parts of the landscape below Spearfish soils. Nihill soils are on gravel-capped ridgetops. Winetti soils are on the bottom of drainageways flowing out of the adjacent Black Hills.

Runoff is rapid, and the hazard of erosion is very severe. The Spearfish soil is not suited to cultivation because it is shallow, steep, low in fertility, and highly susceptible to erosion.

All areas remain in native vegetation and are used for range. Spearfish soil is in Shallow range site, capability unit VIIe-4, windbreak group 10; Rock outcrop is in capability unit VIII-1 and not placed in a range site or windbreak group.

So—St. Onge loam. This is a nearly level soil on bottom land along streams flowing out of the Black Hills. Areas range from 10 to 200 acres in size. Some areas are long and narrow and are dissected into small tracts by stream channels, but some range up to one-half mile or more in width. Slope is 0 to 2 percent.

Included with this soil in mapping are small areas of Altvan, Glenberg, Keith, Satanta, and Tilford soils. Altvan, Keith, Satanta, and Tilford soils are on remnants of valley terraces. Glenberg soils are along the stream channel.

Runoff is slow, and the hazard of erosion is slight. Areas near stream channels are subject to flooding in some years, but some areas rarely are flooded. The use of this soil for crops is only slightly limited except by periodic moisture shortages resulting from the climate. Conserving moisture is the main management concern.

Most areas are used for crops. A few areas remain in native vegetation and are used for range and hay. Native trees and shrubs along stream channels provide cover for wildlife and winter protection for livestock. Overflow range site, capability unit IIIc-3, windbreak group 1.

NaD—Nevee-Spearfish complex, 6 to 15 percent slopes. These moderately sloping to strongly sloping soils are on uplands in irregularly shaped areas that range from 30 to 70 acres in size. They are about 60 percent Nevee soils, 25 percent Spearfish soils, and 15 percent other soils. Nevee soils have a silt loam surface layer and are in the middle and lower parts of the landscape where slopes generally are plane to slightly convex. Spearfish soils have a loam surface layer and are on the tops and upper side slopes of ridges and knolls where slopes are short and convex.

Included with these soils in mapping are small areas of Nihill, St. Onge, Tilford, and Winetti soils. Nihill soils are on rounded ridgetops. St. Onge and Winetti soils are on narrow strips of bottom land and alluvial fans. Tilford soils are on broad ridgetops, on foot slopes, and in swales.

Runoff is medium, and the hazard of erosion is severe. These soils generally are not suited to cultivation because of low fertility, high susceptibility to erosion, and because of the shallowness of the Spearfish soils.

Most areas remain in native vegetation and are used for range and hay. In places, small areas of the Nevee soil are farmed. Capability unit VIe-3, windbreak group 10; Nevee soil is in Thin Upland range site, Spearfish soil is in Shallow range site.

CbD—Canyon-Bridget loams, 6 to 20 percent slopes. These moderately sloping to moderately steep soils typically are in the lower part of the inner face of the outer hogback of the Black Hills. The areas are 20 to 150 acres in size. This mapping unit is about 45 percent Canyon soils, 30 percent Bridget soils, and 25 percent other soils. Canyon soils are on the top and upper side slopes of ridges and knolls where slopes are short and convex. Bridget soils are in the lower part of the landscape where slopes are typically plane to concave. They are mostly moderately sloping to strongly sloping. Both soils have the profiles described as representative of their respective series. In places the surface layer is very fine sandy loam or silt loam. In places stones and cobbles are on the surface, and these areas are shown on the soil map by a spot symbol.

Included with these soils in mapping are small areas of Blackpipe, Butche, Keith, Midway, Nihill, and Winetti soils. Blackpipe and Midway soils are on the sides of ridges where soft shale is near the surface. Butche and Nihill soils are on the top of some of the ridges and knolls. Keith soils are on wide ridgetops or on the southeastern side of some of the ridges. Winetti soils are on narrow bottom land and alluvial fans. Also included in some places are small areas of Rock outcrop, some of which are shown on the soil map by a spot symbol.

Runoff is medium to rapid, and the hazard of erosion is severe to very severe. The Canyon soil generally is

not suited to cultivation because of shallowness, low fertility, and very low available water capacity; but the Bridget soil has a potential for crops if erosion is controlled.

Most areas are in native grass and are used for range. In places the Bridget soil is used for crops and hay. Canyon soil is in Shallow range site, capability unit VIe-11, windbreak group 10; Bridget soil is in Silty range site, capability unit IVe-1, windbreak group 3.

TaA—Tilford silt loam, 0 to 2 percent slopes. This nearly level soil is on stream terraces and in upland swales in areas that range from 10 to 80 acres in size. It has a profile similar to the one described as representative of the series, but in places the subsoil is silty clay loam, and the depth to lime is slightly greater.

Included with this soil in mapping are small areas of Onita, St. Onge, and Winetti soils. Onita soils are in the lower part of some areas. St. Onge and Winetti soils are on narrow strips of bottom land.

Runoff is slow, and the hazard of erosion is slight. The use of this soil for crops is only slightly limited except by periodic shortages of moisture resulting from the climate. Conserving moisture is the main management concern.

Most areas are cultivated. Some areas are in native grass and are used for range and hay. Silty range site, capability unit IIIc-1, windbreak group 3.

TaB—Tilford silt loam, 2 to 6 percent slopes. This gently sloping soil is on uplands in irregularly shaped areas that range from 10 to 40 acres in size. This soil has the profile described as representative of the series.

Included with this soil in mapping are small areas of Nevee, Spearfish, St. Onge, and Winetti soils. Nevee and Spearfish soils are on ridges and knolls in the higher part of the landscape. St. Onge soils are in some swales and on narrow strips of bottom land. Winetti soils are on gravelly fans and bottom land.

Runoff is medium, and the hazard of erosion is moderate. Controlling erosion is the main management concern.

Many areas are cultivated. Some areas are in native grass and are used for range and hay. This soil is well suited to the crops commonly grown in the survey area. Silty range site, capability unit IIIe-1, windbreak group 3.

This letter was sent to the following people:

Jerry Christofferson
PO Box 507
5109 Mill Road
Black Hawk, SD 57718

Al Sutton Trustees
3320 Dover St., Apt. B5
Rapid City, SD 57709

Victor Pengra
Box 465
Black Hawk, SD 57718

Robert Mallow
Box 477
Black Hawk, SD 57718

William Osgood
5212 E. Elm Street
Black Hawk, SD 57718

Russel Moore
1761 Country RD
Rapid City, SD 57701

Northdale Sanitary District
PO Box 287
Black Hawk, SD 57718

Peter Prestjohn
Box 141
Black Hawk, SD 57718

Larry Fuss
5207 E. Elm Street
Black Hawk, SD 57718
July 10, 2000

Robert Mallow
Box 477
Black Hawk, SD 57718

Dear Neighbor,

Over the past, Adelaide and I have been trying to decide what the best use of our property should be. Continuing to place and fix up our older rental homes does not seem to be the direction we want to continue. We consulted a developer and have decided to develop our property into an upscale Mobil Home Park.

The Mobil Home Community will have asphalt streets with off-street parking for two cars. Lots will be larger than normal to accommodate the newer homes which must have house-type siding and shingled roofs. No older metal sided homes will be allowed. The park will be called Hideaway Hills and be governed by a strict set of rules and regulations. A copy is enclosed for your review and comments. As you can see from reading the Rules and Regulations this residential community will be a real asset to the Black Hawk area.

The developer, Keith Kuchenbecker, has considerable experience in residential communities like Hideaway Hills and will develop, manage, and have real estate interest in this project.

We are meeting with the Meade County Planning Commission on July 17th at 1:00 p.m. at the Meade County Court House to discuss the Hideaway Hills project with them. You are invited to attend this meeting and voice your comments and concerns. However, prior to the Commission meeting we would cordially invite you along with the adjacent neighbors to meet with us on July 13th at 7:00 p.m. to become more familiar with our plans and we will attempt to answer your questions. This meeting will be at our place on the porch of the little red building just east of our house. Hope to see you there.

Sincerely yours,

Larry Fuss

DM&E

DAKOTA, MINNESOTA & EASTERN RAILROAD CORPORATION

337 22ND AVENUE SOUTH
PO BOX 178
BROOKINGS SD 57006
605 697 2400
605 697 2499 FAX

March 5, 1999

Mr. Larry Fuss
5207 East Elm
Black Hawk, SD 57718

RE: Proposed New Crossing
MP 106.8 - Black Hawk, SD
Extension of Ash Avenue

Dear Mr. Fuss:

I have enclosed two estimates for the construction of new crossings as you requested. The first is for a 32 foot plank crossing totaling \$17,818. The 33 foot concrete crossing that we recommend totals \$25,039. This does not include the cost of approach work or signing. The DM&E will charge \$5,000 for granting the 66 foot roadway easement. You will have to provide the legal description for the easement. The type of signing will depend on if the crossing is private or if the crossing becomes dedicated for public use with the City of Blackhawk or the county. This cost should total around \$500 for crossbucks. The DM&E will need to assign this crossing a DOT number. A construction agreement will need to be executed prior to ordering any materials. The lead time for concrete is 90 days. I will wait to hear from you on your decision. Please contact me if you have any questions. My direct phone number is 605-697-2434.

Sincerely,



Tim Carlson
Manager Signals & Real Estate

TMC:rsr(tmc\lfuss)

cc: Steve Scharnweber
Rick Hanson



BLACK HAWK WATER USER DISTRICT 5513 OAK STREET P.O. BOX 476 BLACK HAWK, SD 57711

Phone (605)-787-5777

Fax (605)-787-5777

July 11, 2000

To Whom It May Concern:

Keith Kuckenbecker has asked the Manager of Black Hawk Water User District if water is available to service 150 to 200 mobile home lots on property belonging to Larry Fuss which is located between I 90 and US hwy 79, Black Hawk , South Dakota. The Manager said that the District did have enough water available to service the proposed lots. She informed Mr. Kuckenbecker that the plat of the proposed property and the Sewage Disposal System must be approved by Meade County. She also informed him that a set of plans showing the water line must be approved by the District Engineer and she informed him of the fees that would be collected

If you have any questions concerning this, please contact me.

Sincerely,

Cindy Swanson, Manager

