



Frequently Asked Questions

1. What is Sand Creek Ranch Conservation Community (SCRCC)?

SCRCC is a *genuine alternative to conventional rural subdivision ranchettes*, Sand Creek combines open space, protected views, recreation, community and security for practical rural living and a sustainable ranch lifestyle.

The property is *for conservation-minded individuals, families and active retirees* seeking a low-maintenance ranch ownership experience and a permanently protected place to build their home in the country.

Sand Creek Ranch offers an *innovative way to own and live on an ideal ranch* on the east slope of Wyoming's Bighorn Mountains. Owners acquire a scarce land and water resource that's been preserved and makes an important stewardship contribution to the West.

2. How big are the Lots?

As opposed to a conventional rural subdivision lot, when you buy a "*Ranch Interest*" at Sand Creek you become an owner of an entire working ranch.

Each Ranch Interest obtains a 1/99th undivided interest in 737 acres of common ranch property thru membership in the Sand Creek Ranch Preservation Association (SCRPA for short, the Owners Association). *Each Ranch Interest owner also acquires a one-acre deeded homesite* in a ranch neighborhood.

SCRPA owns everything outside of the one-acre homesites. As a result, each of the 99 Ranch Interests at Sand Creek could be thought of as the equivalent of "about 8.5 acres worth" of the 836-acre ranch. Membership in the ranch preservation association secures the benefits of 737 acres of community open space, agricultural lands, recreation, water rights and other amenities for the owner.

3. What's a Ranch Neighborhood?

Sand Creek's *ranch neighborhoods each consist of one to five homesites each*. There are a total of 36 individual ranch neighborhoods across the ranch. Neighborhood build-out areas together take up less than 10% of the ranch community's total 836 acres. *A few consist of only one homesite, one consists of five homesites. The vast majority include two to three homesites.*

The ranch neighborhoods were master planned for seclusion and separation via the ranch's varied natural terrain, as well as existing vegetation and the developer's street tree and privacy plantings program. *They recall the historic "headquarters" pattern of western ranch settlement*, where extended families often clustered several homes in places on the ranch that best served people while having the least impact on ranching and agriculture.



Although up to 99 ranch interests are allowed for by the master plan, *Sand Creek believes a total of approximately 50 to 70 homes will ultimately be built on the ranch as the community matures.* Some new owners have already acquired multiple adjacent homesites, including entire neighborhoods in a couple cases. *Price discounts are available for multiple ranch interest purchases within the same neighborhood.*

4. How is the Ranch's open space protected?

A 508-acre conservation easement permanently protects the ranch's open space, habitat, viewsheds and primary agricultural lands. The easement prevents future subdivision of any kind on these lands in perpetuity. It is held by the State of Wyoming.

The Master Plan also designates additional areas of the ranch as for recreation, elbowroom and additional agricultural use. All together, *nearly 90% of the ranch's 836 acres is dedicated to agriculture, open space, recreation, community amenities and other non-residential uses.*

5. How many Ranch Interests have been sold to date; is anything built yet?

Since opening sales for the project in September 2007, Sand Creek Ranch has sold 16 ranch interests. These are held by 13 different owners.

The 6.5 mile community ranch road network is 100% complete. Underground power, telecommunications and broadband internet infrastructure, and a broad set of irrigation improvements that will optimize the community's long term farm and ranch operations are targeted for completion by early summer 2009.

A few of Sand Creek's new owners have indicated plans for building as early as next year (summer 2009), while others say they're goal is reserving some of the best of Wyoming to share with their families several years into the future.

6. What recreational amenities are planned?

Primary amenities at the Headquarters Area will include:

- *Community Barn* – a community gathering place for owners combined with utility space for the ranch's agricultural equipment.
- *Horse & 4H Barn* – shared stabling facilities for the community's horse program.
- *Round Pens and Training Arena* – outdoor training facilities for members enjoying equestrian activities.
- *Trailheads* – Hiking and horse trails both originate here.
- *Ranch Association Manager's Home* – the full-time ranch association manager is a salaried employee of the Association and will live on site.

Other recreational amenities on the Ranch will include:



- **Ranch Trail Network** – Includes approximately 9 miles of private hiking, horse and mixed use trails winding throughout the ranch.
- **Community Picnic Shelter, Kid's Pond, and Community Garden** – in the central amenities complex.
- **Wildlife Watching Blinds (hay bale blinds)** – Near Sand Creek's riparian corridor and largest center pivot on the north ranch.
- **Telescope Platform** – For star-gazers; also located near Sand Creek on the north half of the ranch.

7. What are the timelines for Completion of Improvements and Amenities?

Phase 1 – Currently In Process; targeted completion early Summer 2009

- Completion of Hopkins Pipeline and on-site Farm & Ranch Irrigation Improvements
- Underground electric power and telecom utilities serving all neighborhoods
- Community Ranch Road right-of-way reclamation and signage
- Final demolition and reclamation of obsolete ag infrastructure (cross fencing, obsolete flood irrigation equipment, etc.)

Phase 2 – Begins upon closing of 21st Ranch Interest Sale

- Street Trees and Other Developer Landscape Screening / Vegetative Plantings
- Ranch Entry Gate
- Neighborhood Signage
- Horse and Hiking Trail Networks
- Community Barn

Phase 3 – Begins upon closing of 36th Ranch Interest Sale

- Ranch Association Manager's Home
- Remaining HQ Area Amenities (Horse & 4H Barn, Round Pens & Training Arena)
- Central Ranch Amenities including Picnic Shelter / Kid's Pond / Community Garden
- Wildlife Watching Blinds
- Telescope Platform
- Remaining amenities and improvements designated by the Master Plan.

8. What about CC&R's?

The ***Declaration of Preservation Covenants*** for the Sand Creek Ranch Conservation Community was originally filed in May 2007 at the Johnson County Courthouse, in conjunction with the



community's Final Plat. A copy of the recorded document is available via Sand Creek's website at www.sandcreekranch.com, and can be downloaded in PDF format.

The Declaration of Preservation Covenants (DOPC) provides both the "constitution" and the "bill of rights" for governance at the Sand Creek Ranch Conservation Community. It is supported by the Articles of Incorporation and By-Laws for SCRPA, as well as supporting Association Use Manuals and documents. The manuals specifically address areas such as Design Review (i.e. architectural and site guidelines), the Common Lands, the Member's Fee Parcel (i.e. the one-acre homesites), Wildlife Management, the Horse and 4H Program, and Agricultural Operations in greater detail.

9. What size home can I build; are there architectural guidelines?

In general, *homes may include up to a 3,500 square feet (sq ft) of living space "footprint" on the ground*. This would *not* include any additional square footage associated with basement walkouts and/or second stories, either/both of which could effectively increase the size of home's living area.

Additional structures (attached to, or detached from the home) are permitted, including a guest cottage, studio or garage at up to 1,500 sq ft of built footprint and an additional outbuilding at up to 150 sq ft of built footprint for storage or utility. Therefore, *a total of 5,150 sq ft of built footprint may be constructed*. Again, these numbers represent "on the ground" footprint, and do not include the additional space associated with second story or walkout elements.

The *Design Review Manual* provides complete guidelines on architectural styles, materials and colors, as well as landscape architectural design standards for the community. In general, homes and built structures designed to compliment the ranch's natural landscape, as opposed to decorating it, will be encouraged. The Design Review Committee's mission is to work collaboratively with each homeowner in making the design review process as productive, efficient and enjoyable as possible, while also protecting each Ranch Interest owner's investment to the greatest degree possible.

A complete copy of the Design Review Manual can be downloaded from Sand Creek's website at www.sandcreekranch.com. Readers may find the manual's Appendices especially helpful in reviewing architectural styles, colors and materials that the Design Review Committee encourages and will find most acceptable.

10. What's a "building envelope;" how does it affect my one-acre deeded homesite and where I can build my home?

Each one-acre ranch neighborhood homesite includes a 10,000 sq ft building envelope. Each building envelope is sited for optimized views, build-ability, elbowroom and seclusion within the ranch neighborhood.

All built improvements including homes, studios, garages and associated outbuildings must be sited within the building envelope. Driveways and vehicle accesses may be located outside of the building envelopes in some instances if necessary, subject to approval by the Design Review

Committee. Each building envelope is described by a 100'x100' square area, centered on the numbered homestake marker located on each one-acre deeded homesite parcel.

A building envelope's location may be repositioned within the one-acre deeded fee parcel, subject to approval by the Design Review Committee, in conjunction with review of the owner's plans and building objectives for his homesite. A total of 5,150 square feet of "built footprint" may be constructed (see information outlined in #9 above). Note that an acre contains 43,560 sq ft, i.e. the building envelope covers just slightly less than ¼-acre in area.

In addition, *there is provision for individual owners of multiple, adjacent Ranch Interest homesites to consolidate and reposition the building envelopes associated with these homesites into one larger envelope*. Such consolidations are subject to approval by the Design Review Committee and result in the permanent extinguishing of at least one of the building envelopes being consolidated. Provision to increase the allowable square footage footprint for improved structures by 50% or more also applies.

Sand Creek's Design Review Manual (pgs.15 and 21) and Member's Fee Parcel Use Manual (pg. 3) each contain additional information regarding building envelope consolidations on adjacent homesites. These documents are available for download as pdf files on Sand Creek's website at www.sandcreekranch.com.

11. Are hunting and fishing allowed on the Ranch?

Fishing for warm water species will be available at the Kid's Pond. Sand Creek itself, while an appealing ranch riparian habitat to be enjoyed for wildlife watching, hiking and numerous other opportunities, is not an active fishery.

Opportunities to harvest deer and antelope on the ranch's common lands will be available through an exclusive outfitter contracted by the Ranch Manager. *Methods of harvest will be limited to archery only, and subject to all regulations of Wyoming Game & Fish Department*.

Harvest numbers and areas on the ranch designated for harvest each season will be set by the Association, based on recommendations of the Ranch Manager, as set forth in the community's Wildlife Management Manual.

At all times and without exception, all hunting activities will be managed to ensure the safety of the community's Members. Due to the configuration of the homesites and proximity of the ranch neighborhoods, other ongoing recreational activities, and regular ongoing agricultural activities, *no discharge of firearms* will be permitted except as provided by special written permission of the Ranch Manager.

12. How much are the annual Association dues; when are they assessed and payable?

Association dues, or the SCRPA Annual Assessment as it is referred to in Sand Creek's covenants, were established at \$2,500/yr in the year of the community's inception in 2007. For each of the ten years following, beginning with 2008, the Annual Assessment may increase not more than \$100/yr. This means the Annual Assessment will not exceed \$3,500/yr.



Sand Creek's Master Plan was conceived with an objective of keeping annual association dues capped at a level of approximately \$200 to \$300/month. Dues are assessed annually at the regular meeting of the SCRPA Board of Directors held each February, and paid annually. New Owners currently enjoy a "dues holiday" while the community's core utility infrastructure improvements are in process.

Refer to the Declaration of Preservation Covenants (Article 15), as well as the SCRPA By-Laws for more details on Annual Assessments and related matters.

13. How much does a Ranch Interest at Sand Creek cost; do I have to build within a certain period of time?

For current sales information, including Ranch Interest pricing, please see the "Sales Information" section located under "Living at Sand Creek Ranch" on our website at www.sandcreekranch.com.

There is no minimum time period after purchase of a Sand Creek Ranch Interest within which construction of a home or other improvement of any kind is required.

14. Where can I find out more information; who should I contact regarding homesite availability or a showing?

Comprehensive information is available on the Sand Creek Ranch Conservation Community website at www.sandcreekranch.com.

For additional questions, or to schedule a ranch tour, contact Karen Buffington (Listing Broker, RE/MAX Mountain West Realtors®) at 307-684-8886, or John Jenkins, Sand Creek's President & CEO at 307-684-5159.

Note: This FAQ document will be expanded and updated periodically. Content is excerpted from the Sand Creek Ranch Preservation Master Plan, Declaration of Preservation Covenants, Association Manuals and other published materials and documentation available on request from the Sand Creek Ranch Conservation Community.

The information presented herein is provided for the reader's convenience and general reference only. Although it is Sand Creek's intent to keep this document as up to date as possible, its content is not warranted for completeness or accuracy, and is subject to change without prior notice.

If you have a specific question or area you would like to see addressed further, please let us know!