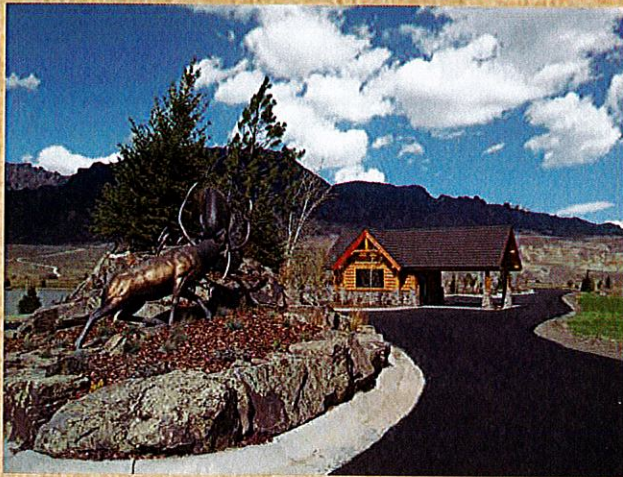


copperleaf



Move to a
Place That
Moves You

Revised 1/1/24



Welcome to Copperleaf

This information is provided to help answer questions you may have regarding the Copperleaf Subdivision and help you in your decision process of building your new home.



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Getting a Mailbox Assigned

Copperleaf provides a group of mailboxes in the North end of the gatehouse to provide mail service to Copperleaf Homeowners. Every lot has been pre-assigned an address and a mailbox.

In order to get a mailbox assigned to you, you must have the following:

- ♦ A building permit issued by Park County Planning and Zoning.
- ♦ An address assigned by Park County Roads and Bridges and a Red 911 Marker placed on your lot. The County assigns all addresses in Park County outside of any city limits. The GPS coordinates of the Red 911 Marker is recorded and is used by emergency personnel to locate you during an emergency.
- ♦ Building plans approved by Copperleaf's Design Review Board (DRB).

Once you have this information, you will be given the keys to the mailbox that has been pre-assigned to your lot.



Bridge Ownership

In 2006 the Worthington Group purchased the land for development. An agreement was entered into by Worthington and the property owners of Section 15 lying north of the river, to construct a new bridge across the river.

The Section 15 property owners formed the China Wall Bridge Association, a Wyoming Unincorporated Non-Profit Association. A copy of the charter is on file with the Park County Clerk. It was agreed that the Association would own, maintain, and be responsible for the bridge. The Copperleaf Homeowners Association owns property in Section 15 and is a member of this Association.

A copy of the China Wall Bridge Association Charter is available on the Copperleaf website.



Easements

There are recorded easements that allow people, other than Copperleaf property owners, to use parts of our common ground. These easements should have been included in the title report you received when you purchased your lot.

- ♦ As part of a settlement, it was agreed to allow property owners of Section 15 (the area across the river) access to the river on the north side and west of the bridge.
- ♦ Property owners on the north side of the river have an easement to traverse through Copperleaf using Copperleaf Drive and Rocking M Trail. They are not allowed to deviate from these two roads.
- ♦ The Worthington Group (the original developer) granted an easement that allows property owners of 6, 20-acre parcels, north of the river, to use a defined portion of the northern side of the river east of the bridge. Currently, 5 of those 20-acre parcels are owned by Copperleaf property owners.
- ♦ In 1975 an easement was granted to three individuals, their heirs and successors. This easement permits them to fish along the north side of the river, east of the bridge.
- ♦ The owner of the property that lies between the villas and the river has an easement to traverse along Trinity Pass.
- ♦ In 2014, an easement was granted to allow access from Trinity Pass to the property lying east of Trinity Pass.



Fishing

Copperleaf has over a mile and a half of blue-ribbon trout fishing along the Shoshone River. Access to the river is for the private use of Copperleaf lot owners and their invited guest.

Since there may be a number of people fishing the river, it is difficult to determine if the people fishing along the river are lot owners or invited guests. The HOA has established an identification system to insure people have permission to fish along the river.

The HOA has identification badges with lanyards for people to wear when fishing the river. Please contact a member of the HOA Board if you want to receive any of these badges.

Even though the river passes through the subdivision, anyone (including lot owners) must abide by the Wyoming Game and Fish licensing requirements and rules.

Copperleaf owns the land along the riverbanks and under the river. The State of Wyoming owns the water. The public is allowed to float and fish the river while they are passing through Copperleaf. They are not allowed to get out of, or anchor their boat. If they do, they will be trespassing. The river is closed to fishing during the spawning season (typically, April 1-June 30). Be sure and check the Wyoming Game and Fish regulations before you wet your hook.



Irrigation

Every Copperleaf lot owner is required to be a member of the Northfork Valley Ditch Association. Each member pays an annual membership fee and a price per irrigated acre.

Irrigation water is diverted from the river, upstream from Copperleaf, to a ditch that traverses through the valley. Copperleaf irrigation water flows from the ditch at a headgate close to Trinity Pass construction road. This water flows from the headgate into a sediment pond just east of the entrance. It settles and then overflows to the southern pond on the west side of the entrance and then overflows to the pond to the north.

Water from the northern pond is picked up by four 50 HP pumps. These pumps work in series to maintain 50 pounds of pressure in the irrigation system. There is a 'raw water' tap at each lot for use by the lot owner. There is no limit to the amount of irrigation water a lot owner can use.

Typically, the irrigation system will be started in early May, 7 days after the irrigation ditch is turned on. The system will be shut down in early October, close to the date the irrigation ditch is shut off.

Homeowners are required to maintain their own sprinkler systems.



Electrical Service

Copperleaf has electrical power to every lot. It appears, based on the drawings, each lot has a minimum of 200-amp service.

If your new home requires 400-amp service, we recommend that you contact Rocky Mountain Power to determine if you will incur additional cost. Also, Rocky Mountain Power has their own standards regarding how many degrees of turns are allowed from the connection point to the house. Your electrical contractor can advise you as to what will be required to bring power to your home.

It is the position of the HOA that the Association is not responsible for any deficiencies in the developer's construction of the infrastructure.



Trash Pickup

There are two companies that provide weekly trash pickup in Copperleaf:

- ♦ Keele Sanitation (307) 587-6616
- ♦ Two Tough Guys (307) 587-9651

Park County requires all trash to be bagged, tied and placed in a bear proof trash container. The container will be supplied to you by your trash contractor.

If you keep your trash can outside, it must be in an area so that it is not visible from the street. The trash company will pick up your container next to your garage. You do not need to take it to the curb. Confirm this with the trash company before you decide on who you want to use.

If you elect to take your container to the curb, you need to put it back in it's place as soon as possible after it has been emptied.

Do not take your trash to town!! The City of Cody has an ordinance that prohibits nonresidents from putting trash in a city dumpster. Anyone caught violating that ordinance could face a fine. A resident of the City cannot give you permission to use the dumpster that is located at their property.



Water System

Our drinking water is supplied by 3 wells located on the property that are approximately 135' deep. The water is chlorinated and stored in 3, 35,000 gallon underground fiberglass storage tanks. Four pumps maintain approximately 55 pound pressure to the homes. The water system is monitored continuously by an automated system and is operated by a Wyoming DEQ licensed operator.

The Copperleaf Water System (CWS) is under the rules of the Federal EPA. Each year the EPA notifies us as to our testing requirements for that year. Each year, the EPA requires the CWS to publish an annual Drinking Water Consumer Confidence Report.

For instructions for viewing the EPA information, our testing results, and the Consumer Confidence Report, go to Copperleaf's Water Plant Website at <https://copperleafwy.com/water-plant/>

Prior to connecting to the water system, a user must complete the Copperleaf Water System (CWS) contract and pay the connection fee. A copy of the CWS is available on the website. The contract contains the current rules and billing information.



Water Hardness & PH Level

A water test conducted in August 2022 indicated the Calcium Carbonate level to be 125 mg/L.

Below is the water hardness scale provided by the EPA:

Soft -- 0-60 milligrams per liter (mg/L) as calcium carbonate

Moderately hard -- 61-120 mg/L as calcium carbonate

Hard -- 121-180 mg/L as calcium carbonate

Very hard -- more than 180 mg/L as calcium carbonate

Property owners are highly encouraged to install a water softener when building their home.

The pH Level was 7.35, which is considered neutral.



Lots and Acreage Information

River lots	18
Interior lots	112
Total subdivision lots	<u>130</u>

There are 12 - 2 unit Condo building sites in Tract F

<u>Acreage information</u>	<u># Acres</u>
Lots including road right-of-ways	240.61
Common recreation	4.01
Utilities - Water and Sewer	5.69
Condominium area - Tract F	10.73
Open space (1)	<u>292.09</u>
Total acres included in Copperleaf	<u>553.13</u>

NOTE: (1) Approximately 200 acres of the open space is north of the river.

Approximately 1.25 miles of river frontage for fishing with most of it is on both sides of the river.



Ptarmigan View Subdivision Copperleaf Water Connection

Before Copperleaf Subdivision was developed, people on Ptarmigan View had problems with their wells not supplying enough water for their homes. After Copperleaf was developed, the residents of the Ptarmigan View Subdivision approached Worthington about the possibility of connecting to the Copperleaf Water System.

Worthington agreed to supply water to Ptarmigan View; however, the residents of Ptarmigan View had to pay the cost of the infrastructure to get the water to their subdivision and pay an initial connection fee. The Ptarmigan water customers receive the same bill as the HOA members.

There are 20 lots in Ptarmigan View Subdivision



Gates and Remotes

Copperleaf has two gates. One is the gate at the main entrance and the other at the west side of the property on Ptarmigan Dr. You can gain access through the main gate by entering a number in the keypad located under the gatehouse awning or by using a remote. You can exit through the main gate without the use of a remote.

The West Gate was designed as an exit only gate. The automatic system is no longer working. To use the West Gate, you will need a remote for both exiting and entering the subdivision.

Remotes can be purchased through the HOA. Please contact the Director of Maintenance or one of the board members to purchase a remote. The remote will be programmed to open both gates.

Both gates have a battery backup and will operate during a power outage and the gates are equipped with a Siren Operated Gate Opening System (SOS), a standard emergency operation system used throughout North America.



Before You Build

Copperleaf has a set of design rules and standards regarding new home construction, landscaping, and changes or addition to existing homes.

Before you decide to build or make changes to your existing home, please make sure you have a current copy of the Design Standards, a current building application and a current copy of the Copperleaf Water System Contract. A copy of these documents may be found on our website or you can request a copy from the HOA board.

You should provide a copy of the design rules and standards to your architect to make sure that your home design complies with the rules.

Once your building plans have been approved by the Design Review Board, your contractor must have a Preconstruction Meeting with an HOA representative before starting construction.



Access to Public Lands

It is the position of the Copperleaf HOA that members have access to State Land and the National Forest through Section 15, the land that lies north of the river.

Easements were put in place years ago for the benefit of Section 15 property owners. Since the Copperleaf HOA owns land in Section 15, each lot owner has an undivided interest in that land and therefore has a right to use the easements.

One easement traverses east and west from Rocking M Trail to the State Land west of Section 15. This easement is in the southern part of Section 15 and goes through the China Wall. The other easement traverses north and south from Rocking M Trail and the National Forest just west of the China Wall.

Covenants relating to Section 15 and the easement to the National Forest are available on the Copperleaf website. Since HOA members have an undivided ownership in the Section 15 land, it is recommended that members review the information before using the Section 15 land.

In Wyoming, you are allowed to improve your easements. The Association may improve the easements to make it easier to access the public land and the land owned by the Association in Section 15.



Waste Treatment System

All new homes are required to have an E-1 grinder connected to the waste treatment system. It must be installed by a Sheaffer Systems approved vendor.

The waste treatment system, approved by the Wyoming DEQ, is a state-of-the-art process known as the Sheaffer System. The system catches wastewater, cleans it, and releases the treated water to be used again 100% on site.

The Sheaffer System makes use of two abundant resources: air and time. Wastewater is treated for 36 or more days in deep, aerated ponds. The ponds are natural looking and clean smelling with gentle air bubbles on the surface and natural grasses surrounding them. They provide a healthy, welcoming habitat for waterfowl and other wildlife.

The water is then filtered and disinfected, making it ready for reuse. At Copperleaf, the treated water may be used for sub-surface drip irrigation of 10 acres of Copperleaf grounds. There is no odor, no sludge, and no potential for polluting streams and groundwater - as so often happens with septic and municipal water systems.

When speaking about a Sheaffer System for Cortland, Illinois, the EPA's environmental scientist Robert Bastian said the town will "avoid adding nutrients to the Illinois streams and rivers that would be associated with the discharge of a more conventional approach to wastewater treatment".

The system has proven itself at developments around the country. One in Nashville, Tennessee, uses treated water to irrigate grassy open space among the homes. The Sheaffer System exceeds any local or state standards for wastewater treatment and release.



Pets

Homeowners who have pets need to be aware that there are rattlesnakes in Copperleaf. It is highly recommended that you check with a local vet regarding having your dog vaccinated for snakebites. Rattlesnake sightings in Copperleaf are not common, however, there is an abundance of rattlesnakes in the rocks north of the river.

You should also be aware that there are some large birds of prey flying over the subdivision. i.e., Bald Eagles, Hawks, and Owls. These birds can kill small pets.

There is a lot of wildlife in Copperleaf during the year, such as Elk, Deer, Canadian Geese, Foxes, Coyotes, and an occasional Skunk, Mountain Lion, Bear, and Moose. This means that there is scat on the ground, which is a good reason for keeping your pets on a leash. Not only is it a Copperleaf rule that dogs must be on a leash whenever they are outside your home, it is also a county regulation. Dogs are not allowed to roam free, and they should not disturb wildlife in the area.



Prairie Dogs

In the past, Copperleaf had a large infestation of prairie dogs. Beginning in 2022, the HOA implemented an eradication and control program to eventually eliminate all of the prairie dogs.

Please use caution when walking your pets if you see any signs of prairie dogs.

Getting next to prairie dogs can pose some health concerns for humans, as these rodents can carry and transmit various diseases. Some of the diseases that prairie dogs can spread are:

- **Sylvatic plague:** This is a potentially fatal bacterial infection that affects wild rodents and their fleas. Humans can contract this disease by coming into contact with infected prairie dogs or their fleas, or by handling or eating their meat. Symptoms of sylvatic plague include fever, chills, headache, swollen lymph nodes, and skin ulcers.
- **Tularemia:** This is another bacterial infection that can affect both animals and humans. It is transmitted by bites from infected ticks, deer flies, or fleas, or by contact with infected animals or their tissues. Symptoms of tularemia include fever, headache, fatigue, skin ulcers, and swollen glands.
- **Bayisascaris procyonis:** This is a roundworm parasite that can infect the intestines of prairie dogs and other animals. Humans can get infected by ingesting the eggs of this parasite, which can be found in the soil or on the fur of infected animals. Symptoms of balisascaris procyonis infection include nausea, vomiting, abdominal pain, and neurological problems.
- **Ringworm:** This is a fungal infection that affects the skin and hair of animals and humans. It is spread by direct contact with infected animals or their environment. Symptoms of ringworm include red, scaly, itchy patches on the skin, and hair loss.



Snow Removal Policy

Copperleaf has a Snow Removal Policy; a copy of the current policy may be found on the Copperleaf Website.

Emphasis will be placed on the Main Gate Entrance to ensure that everyone can access the Mail Room and that the sidewalks are clear and that snow is not drifting on the roadway.

Roads within the subdivision will be plowed as needed with consideration to upcoming weather forecasts.



Internet, Phone, and TV Services

Currently there is no cable service in the Copperleaf Area.

There are phone lines within the subdivision with a phone connection at each lot.

Below is a list of current TV, Internet, and Phone providers:

- Century Link, the phone company, offers DSL service.

- Hughes Net

- Dish Network

- Direct TV

- Starlink

- TCT

Remember to check the current CC&R's regarding the placement of your antenna.



Contacts

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