R-Ranch Boat Owners' Ad Hoc Committee
Revised June 7, 2010

This Committee is open to all R-Ranch Owners. Its function and purpose include identification of problems and concerns, as respect Boat Storage of privately owned Boat and Boat Trailers, and making recommendations regarding resolution of same. This Committee is advisory to the Ranch Manager and Board of Directors in all matters relating to Boat Storage on the Ranch.

The Committee's responsibilities further include Covered Boat Storage Construction and solicitation of other R-Ranch boat owners (who are current holders of an uncover Boat Storage Site assignment) for participation in the Covered Boat Storage project(s).

The R-Ranch Boat Owners' Ad Hoc Committee shall consist of no less than 5 officers as elected by their membership.

This Committee shall meet in the Lodge at 10:00 a.m. on the third Saturday of January, April, July and October.

R-Ranch Boat and Boat Trailer Storage Guidelines

1. All Boat Storage is on a "Site Available" basis available to all owners who are in good standing. Boat storage is not intended for unused boats. A non used boat is to be removed. Usage will be monitored.
2. All Boat Storage Site assignments will be made by the Ranch Manager through the ROA office on a "Waiting List" basis.
3. Should all available sites be assigned, Boat Owners may request that their name be added to the waiting list. Site assignment made therefrom will be on a "Waiting List" basis, as sites become available. A copy of the waiting list will be posted in the ROA office and up-dated on a continuing basis.
4. The Boat Committee requires that any vacancy within the covered boat storage area be made available using the lottery method and only those boat owners who are currently storing their boat are eligible for a vacate space in the non-covered area will be included in the drawing when a space becomes available.

   Originally, each boat owner contributed in excess of $2,500 for their pro rata portion of the boat storage area in addition to volunteer work which was needed in order to complete the project. Any boat owner who elects to use the boat storage area will be required to pay $2,000.00 to R-Ranch at the Lake which will be used to defray future out-of-pocket costs for future development, improvements, and future maintenance. The amount payable to R-Ranch at the Lake must be paid within 30 days of an owner being selected for the covered boat storage.

In event that an owner decides not to use the covered boat storage area, another owner will be selected using the customary procedure. Any monies previously paid to the boat storage committee for the opportunity to use the covered area will not be refunded to any boat owner.

5. When any site becomes available for boat storage, the first on the waiting list (and the covered storage assigned owner, if applicable) will be notified by telephone and mail. The owner(s) must then contact the ROA office within two weeks from the notification date to accept the storage site assigned or pass the site to the next owner on the waiting list. If the owner accepts the site, their boat and boat trailer must be checked on to the Ranch through the ROA office <u>with all necessary documentation</u> within thirty days from the date of acceptance. The owner has the right to pass the site assignment to the next owner on the waiting list and request that owner's position <u>one time.</u> Any owner who passes a second time will be dropped from the list.
6. An owner family may store one boat per family (regardless of the number of Ranch shares owned). Those owner families that currently have two boat storage site assignments <u>dated prior to January 1, 2004</u> are "Grand fathered". They may retain <u>those</u> site assignments until they vacate one or both sites, for any reason, at which time their "Grand fathered" privilege will expire.
7. Owners must provide proof of their ownership and current registration for both the boat and boat trailer, assigned to their boat storage site. Registrations must remain current and renewal confirmation will be required. A grace period of thirty days will be allowed for owners to affix current year state registration tags.
8. All boat trailers must have the owner's share # clearly displayed and affixed to the front right side.
9. If an owner sells the boat and/or boat trailer currently stored on the Ranch, the owner may replace that boat and/or boat trailer with another. They may reserve their assigned storage site awaiting their boat and/or boat trailer replacement(s) for a maximum of 90 days. After 90 days of vacancy, the site assignment will be forfeited and the site will be reassigned to another.
10. The owner must notify the ROA office when their boat is removed from their boat storage site for more than one week. The ROA office will then have the vacant site marked with an "occupied" cone. The ROA office must be up-dated every 30 days thereafter.
11. Boat storage sites that are vacant for more than 90 days are subject to assignment forfeiture unless otherwise approved by the Ranch Manager.
12. Owners must respect other owners' rights, privileges, and personal property.
13. All boats and **boat trailers must be maintained in an operational condition**. All boat covers must be in serviceable condition or be removed. Please note that blue plastic and other tarps are usually cheaper and of lesser quality and, accordingly, will not be permitted. **Only boat covers made for boats are acceptable.**

14. Owners are responsible for keeping the boat storage area clean and, in particular, their assigned site and adjacent areas.
15. Lights and electric plug-ins are provided in the covered storage buildings for owners' use, but only when owners are physically present in Boat Storage area. Nothing must be left plugged-in when Boat Storage area is unattended.
16. No owner's property, other than the assigned trailer and trailer blocks is allowed on the ground in a boat storage site or in the Boat Storage area.
17. Temporary Boat Storage is available in the Overflow/Temporary Storage area (outside ROA office gate) as arranged with the ROA office but only when the owner or guest is physically registered on the Ranch.
18. Boats and Boat Trailers are not permitted in the Cabin or Campground areas except for immediate and temporary on-loading and off-loading of equipment.
19. No boat or boat trailer storage or parking is allowed anywhere on the Ranch other than in the assigned Storage Site or in the Overflow/Temporary Storage area.
20. Boat owners who have paid the Covered Storage Construction fee are guaranteed a covered boat storage site as long as their R-Ranch ownership status remains in good standing and their assigned site is occupied by their owned boat and boat trailer.
21. If any owner loses his or her "ownership in good standing" status due to overdue monies howsoever caused, or any other Board of Directors sanctioned action, boat storage privileges may be revoked.
22. Failure to comply with these Guidelines will result in a written warning and/or a fine and could ultimately result in suspension or termination of owner's right to boat storage on R-Ranch at the Lake.

I, _____, owner share #_____, assigned to Boat

Storage Site#_____, agree to abide by the above Guidelines and have received a copy of same for my future reference.

Dated: _____

Owner's Signature_____