



R-RANCH AT THE LAKE

INFORMATION BOOK

Received by: _____
Name Owner # Date

(REVISED 1/23/2011)



Dear Partner,

In a civilized society, "Order in All Things" only comes about by self-imposed regulations.

Therefore, for our security, protection of life and property, our enjoyment and comfort, and our great feeling that our property, R-Ranch, is well secured and cared for, we have established certain rules to govern ourselves by and are publishing them for your information in the following pages. These rules are guidelines which will be *enforced at the discretion of management.*

We request that all Partners observe these rules so we may ALL enjoy the facilities.

Board of Directors

R-Ranch at the Lake

Ranch Owners' Association

Take nothing but pictures...
Waste nothing but time...
Leave nothing but footprints...

I. GENERAL INFORMATION

A. Ranch Owners' Association Functions

1. For questions that are not covered in this Information Booklet or the Declaration of Covenants, Conditions and Restrictions and the by-laws of R-Ranch at the Lake, contact R-Ranch at the Lake Ranch Owners' Association (ROA) as follows:

R-Ranch at the Lake ROA
1962 Capell Valley Road
Napa, CA 94558

or call (707) 252-0140 between
8:00 AM and 4:30 PM daily
Fax: (707) 252-0143

2. The ROA receives assessment payments either in person at the ROA office or by mail at the above address. The ROA issues ID (identification) cards to show that assessments are paid and for identification purposes. If cards are lost, there is a per card charge for duplicates.

3. Assessment payments must be mailed **ONLY** to the ROA at the above address. Please do not send assessment payments with loan payments. Loan payments must be mailed **ONLY** to the address on your loan statement.

4. The ROA publishes and distributes the Newsletter and sells guest and guest riding passes.

B Loss or Damage to Property

1. R-Ranch at the Lake is not responsible for any loss or damage to property owned by Pardners, their immediate family or guests.

II. R-RANCH OWNERS

A. Pardners (owners of R-Ranch who live in the same household; generally husband and wife) and their **IMMEDIATE** family (spouse-equivalent if owner of record has no spouse, and/or children under 26 living in the same residence as Pardners) are entitled to the use of all R-Ranch facilities year 'round. Pardners' grandchildren under sixteen years of age are associates. When picking up ID cards at the ROA office, associates 18 through 25 must present identification to show that they reside in the same household as the owners.

B. Pardner's **IMMEDIATE** family who are associates are entitled to the use of R-Ranch without Pardners being on the Ranch, under the following conditions:

1. Associates 16 years of age but not yet 18: DAY USE ONLY (Day use ends when it gets dark) with a MAXIMUM OF TWO GUESTS PER FAMILY per visit. A medical release form (page 19) is required for ALL persons under 18 years of age when not accompanied by parent or legal guardian.
 2. Associates 18 years of age to 25 but not yet 26 and living in the same residence as the Pardner: overnight stays are permitted, with a MAXIMUM OF TWO GUESTS PER FAMILY per visit.
 3. Grandchildren of Pardners who are associates may bring their parents to the Ranch as guests without using a guest pass if the Pardner(s) are not on the Ranch. A maximum of two sets of parents may be brought to the Ranch with their respective children at one time. If the Pardner is on the Ranch, a guest pass will be required for each parent. One guest riding pass is required for each parent to ride a horse at any time.
 4. Children of Pardners who are associates may bring their grandparents to the Ranch as guests without using a guest pass when Pardners are not on the Ranch. If Pardner(s) are on the Ranch, a guest pass will be required for each grandparent. A maximum of two sets of grandparents may be brought to the Ranch at one time. One guest riding pass is required for each grandparent to ride a horse at any time.
- C. Other relatives and friends of Pardners are considered GUESTS.
- D. Pardners are financially responsible for any damage incurred by members of their family and for the actions of their family members and guests.
- E. All Minors (under 18 years of age) must be in their cabin or RV by 12:30 AM each evening. If found elsewhere after that hour, minors will be taken to their parents' cabin or RV by security. If this occurs a second time on the same evening, the family will be asked to leave the Ranch.

III. GUESTS

- A. Guests may not use R-Ranch unless a host Pardner accompanies them. We reserve the right to refuse service to any guests.
- B. Pardners are allowed a maximum of six guests per share, unless group reservations (see section IV - page 5) have been made through the ROA office. Four guests per share are permitted on holiday weekends.
- C. A "single" Pardner is the sole owner of a share with no one using the Ranch on their share other than their children, who are associates. A single Pardner may bring one guest per visit to the Ranch without using a guest pass.
- D. Pardners who bring minor children (under the age of 18) to the Ranch (whether guests or associates) without the child's parent or legal guardian must have a medical

release signed by that child's parent or legal guardian. Please refer to the sample form on page 19.

E. Minor children who are not accompanied by their parent must have a "Hold Harmless" agreement (see page 21) signed by their parent or legal guardian in order to ride a horse. Forms are available at the ROA office, or may be requested by mail by sending a self-addressed, stamped envelope to the ROA office at the address on page 3.

F. Pardners are financially responsible for the actions of, and any damage incurred by their guests and their guests' children.

G. Guest passes may be purchased at the ROA.

H. Each guest pass is good for a one day or one night stay by one individual when accompanied by the host Pardner. No guest pass will be required for children under 6 years of age although they still count as guests.

I. Short Stays: A stay of two hours or less. Upon entry, owner must present one pass per guest. If guests check out in two hours or less, owner may request that pass(es) be replaced, or purchase price refunded, with receipt.

J. Horses, an exciting part of R-Ranch ownership, are free for Pardners' use on a "first-come, first-served" basis, whenever they choose to ride during stable hours. To help reduce operating expenses, guests will be charged per one-hour ride or fraction thereof. Riding passes may be purchased at the ROA office.

K. R-Ranch was created primarily for Pardners' enjoyment. Should the facilities become overcrowded due to the excessive use of guest privileges, further limitations on the number of guests using the Ranch may have to be imposed.

IV. GROUP USE

A. A group is defined as more than six guests visiting a Pardner at the Ranch at one time.

B. Reservations for groups must be made at least 30 days in advance whether for day or overnight use. A non-refundable application fee must be paid at time of request.

C. Group reservations will be taken for the period between October first and June fourteenth only; no group reservations will be taken for the summer season between June fifteenth and September thirtieth.

D. Groups may be limited or restricted from use of the horses, lodge and pool areas at the discretion of the Ranch Manager.

E. No groups will be permitted on holiday or special occasion weekends, nor the week before the holiday, such as New Year's Eve, Washington Birthday, Valentine's Day, St. Patrick's Day, Easter, Mother's Day, Memorial Day, Father's Day, Independence Day, Annual ROA Meeting, Labor Day, Halloween, Thanksgiving, and Christmas.

F. More than one cabin or campsite may be reserved for overnight use by groups, subject to availability, except as noted above.

G. Fees for group use are as follows: (Check with ROA for \$\$)

1. Overnight or day use.
2. Lodge Use.
3. Kitchen Use.
4. Cleaning Deposit: When reserving lodge, kitchen or ranch house. Cleaning deposit will be refunded when the areas used are left clean and neat by the Pardners who have reserved them.

ALL MONEYS RECEIVED FROM THE SALE OF GUEST PASSES, GUEST RIDING PASSES AND GROUPS GO INTO THE RANCH TREASURY TO OFFSET EXPENSES AND HELP PAY FOR IMPROVEMENTS.

V. CABINS *(for reservations call (707) 252-0140)*

A. Pardners should make reservations in advance to assure accommodations. Cabin reservations may be made up to 30 days in advance. They **MUST** be confirmed between 72 and 48 hours (two to three days) before the arrival date or the reservation will be canceled.

B. A penalty will be assessed to any Pardner who leaves a confirmed cabin unoccupied.

C. Reservations may be made either in person, by mail, or by telephone with the ROA office. Reservations must be made only by Pardners, and each Pardner must make his/her own reservation. Please have share number ready.

D. Cabins are subject to prior reservation. Each Pardner has equal rights to these facilities; therefore reservations will be accepted on a "first in" priority basis.

E. Cabins will remain locked when not in use. Pardner must sign for keys received. If the keys signed for are lost, or the cabins are damaged or left unclean, a charge will be made to the Pardner's share to cover those costs.

F. Pardners must limit themselves to one cabin by advance reservation. Excluding holiday weekends, upon arrival at the Ranch, Pardners may request a second cabin if available. If the cabin is for use by their guests, there will be a charge for each additional cabin.

- G. The maximum length of stay in a winterized (A) cabin is fourteen (14) days.
- H. Owners leaving cabins vacant for more than 24 hours may be cited. Partners must get approval from the ROA office if they intend to leave the cabin vacant for longer periods.
- I. Check-out time is 12:00 noon. Partners must remove their personal property from their cabin, leaving the cabin neat and clean upon checking out. A \$25 fine will be assessed if not followed
- J. Winterized (A) cabins must be inspected by staff upon checking out. A minimum of one hour from time of request should be allowed for inspection.
- K. Quiet hours in the cabin area must be observed from 10:00 PM until 9:00 AM for mutual enjoyment of everyone. .
- L. A trailer or motor home under 20 feet in length may be parked by a cabin provided it does not extend onto the roadway, and that sufficient space exists between that cabin and the surrounding cabins to prevent crowded conditions.
****OR****
One tent or lean-to shelter may be pitched by a cabin.
- M. Only one vehicle may be parked by a cabin. All other vehicles must be parked in the main parking lot (behind the ROA office) to avoid congestion in the cabin area.
- N. Although most of our pets are well behaved and housebroken, a few may not be, or may forget their "manners" in a strange environment. Therefore, in order to ensure the comfort of all of our Partners, NO pets are allowed in the cabins or cabin area. Pets may be kept overnight in the campgrounds only with partners, and must be on a leash at all times. Violators will be cited.
- O. Smoking is prohibited in cabins.
- P. Partners and guests are required to check out (leave windshield tag) and return cabin key at the ROA office on their way home.

VI. CAMPGROUNDS

- A. Selection of campsites is on a "first-come, first-served" basis.
- B. A Partner and his guests may occupy only ONE campsite per visit.
- C. Partners must personally register their Recreational vehicles or tents when checking them ONTO R-Ranch or when moving them from one campsite to another. (Partners need not be present if they authorize another individual to move their RV

or tent FROM the Ranch.) A Ranch issued Registration Tag must be clearly mounted and visible from outside your RV or tent.

D. Pardners must personally notify the ROA office of the campsite number their RV or tent occupies.

E. In order for an RV to be registered on the Ranch, it must display current state-issued registration tags. In order for an RV to be left on the Ranch, state-issued registration must be in the owner's name. Beginning 30 days after the tags expire a penalty per week will be assessed to the owner of an RV on the Ranch with expired tags.

F. Recreational vehicles, which are property of the owner of record, may be left on their site for three months, and then must be removed from the Ranch for at least five days. Usage of the same site twice in a row is prohibited regardless of the length of time the trailer has been off the Ranch.

G. If an RV remains on the Ranch after a three month stay, a per day penalty will be charged. The share will lose all Ranch privileges until the RV has been removed from the Ranch and the penalty has been paid.

H. Regardless of how many shares a Pardner owns, or how many individuals share ownership of an RV, the RV and all personal property must be removed from the Ranch for five days after a maximum stay of three months.

I. In any one calendar year (Jan 1-Dec 31), any Pardner or guest who is on R-Ranch for more than 45 nights total, excluding weekend nights (Friday and Saturday nights) and the following holidays – Jan 1st, Presidents' Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day – will pay a per day fee, in advance, for each day thereafter. The per day fee is \$25.00

J. The maximum length of stay in the campgrounds for Pardners and their families is 30 days, and then they must be off the Ranch for five days. (R-Ranch is not designed for permanent residents, but for periodic enjoyment).

K. Campers and camper shells may not be left in the campgrounds mounted on jacks, except when the truck is being used for transportation while on the Ranch.

L. Potable water is available in the campgrounds, but not in every campsite. Pardners should therefore fill their water tanks then disconnect from the faucet. Continual hook-up is not allowed.

M. Electric hookups have been installed in many campsites for Pardners' convenience. Although there is no charge for use of an electrical site, RV's must be unplugged when Pardners are not on the Ranch. Pardners must get approval from the ROA office to leave an RV connected to an electric hookup for more than 24 hours absence from the Ranch.

N. State and county health regulations prohibit dumping of wastewater on campsite grounds. A disposal station is located beside the road from the north end of the Ranch for Pardners to dump ALL wastewater. A pump out service is available for a small fee. Contact the ROA office for more information.

O. Quiet hours in the campgrounds must be observed from 11:00 PM until 9:00 AM for the mutual enjoyment of everyone. Those who wish to "party" should see the Ranch Manager for location of the designated "party areas" on the Ranch.

P. In consideration of other Pardners, RV or tent owners are asked to turn off their generators between the hours of 9:00 PM and 9:00 AM.

Q. Pardners and guests are required to check out (leave windshield tag) at the ROA office on their way home. Pardners must inform the ROA office when moving or removing an RV from the Ranch to avoid penalties.

R. For tent only camping—Tent camping is available throughout the campground but thirty day tags will only be given for campsites in the meadow. If you camp using a tent only in any other area of the campground, you must remove the tent when you leave. Tents that are used in conjunction with an RV may be left erected anywhere in the campground

S. The Ranch does not permit the storage of any type of vehicle or utility trailer. All additional vehicles and utility trailers brought onto the ranch must leave the ranch with the owner when the owner concludes their stay. Stay meaning the time they are physically here.

Reminder: “THE MARK OF A GOOD CAMPER IS TO LEAVE NO MARK”

VII. LODGE

A. The lodge is designed for use by the entire family; however, it is not to be used for playground-type activities. Children under the age of 13 are not allowed in the dance area of the lodge after 9:00 PM on dance nights. They may remain in the fireplace room but must be accompanied by an adult.

B. No smoking is allowed in any cabin or common building, including the lodge, store, snack bar, ROA office, bathhouse, barn, youth center, teen center, ranch house or in the swimming pool fenced area except in the designated Adult Area..

C. The kitchen area is reserved for special Ranch functions, but can be rented by Pardners for special events such as weddings or family reunions (see section IV - Group Use). Other use of the kitchen must be authorized by the ROA office. A refundable cleaning deposit will be required for use of the kitchen.

D. Youths are reminded to care for all machines and equipment in the youth center and teen center. The repair costs for VANDALISM, BREAKING, or DAMAGING of these machines will be charged to parents and may force the COMPLETE REMOVAL of them and terminate their enjoyment. Pardners are cautioned to inform their children of this regulation. Teens that use the TEEN CENTER must have a parent sign a Hold Harmless & Responsibility Agreement prior to use of the center. One is available at the Lodge Office.

E. A lodge attendant is on duty daily to oversee the lodge, youth center and teen equipment or any problems arising in these areas. Check the newsletter for lodge hours. The first aid station is at the west entrance to the lodge.

F. Vehicles should be parked only in designated parking spaces. They should not block access roads, which must remain open for emergency vehicles. Please do not park in the few spaces behind the lodge, which are designated for staff vehicles and delivery trucks. Handicapped parking spaces are reserved for vehicles bearing state-issued handicapped placards or license plates.

G. The lodge, as with all R-Ranch facilities, belongs to you. When leaving the area, please make sure that it is left neat and clean for other Pardners to use.

H. Children are a joy to those of us who have children and grandchildren, as well as to many of us who do not. We must remember, however, that many Pardners enjoy R-Ranch for its peace and quiet. Therefore, we should ensure that our children respect this right of other Pardners to peace and quiet, especially in closed areas such as the lodge.

I. Pets of any kind may not be brought into the lodge, nor into the fenced area surrounding the lodge lawn, swimming pool area, and snack bar.

VIII. SECURITY

R-Ranch is a private ranch with 24-hour gate security. Our experienced security guards are available to assist Pardners, to protect Ranch property, and to ensure the orderly conduct of Pardners, their family members and guests.

A. R-Ranch Owner ID cards. ID cards must be carried at all times while on the Ranch, and must be presented to security guards or managers upon request. This procedure is for your own protection to ensure that no outsiders will use YOUR RANCH.

B. Entrance and Exit Procedures. R-Ranch Pardners and their guests must register at the ROA office when entering the Ranch. Pardners should have all family members' ID cards handy to show to the guard. Pardners bringing guests to the Ranch should have guest passes completed BEFORE arriving at the gate to expedite registration. One guest pass per night is required for each guest six years of age and

over. Partners and their guests should check out at the ROA office when leaving (leave windshield tag in the receptacle provided).

C. Registered Partners and their guests must stop at the gate on exit and entry so the guard can see their windshield tag.

D. All vehicles must abide by posted 'NO PARKING' or limited parking on the Ranch.

E. Speed Limit. The posted speed limit on the Ranch is 10 miles per hour for everyone's safety. Please adhere to this limit at all times. Please be alert for pedestrians, bicycles, horses, deer and other Ranch wildlife. Violators will be cited.

F. Bicycles and non-motorized scooters with brakes are allowed on the Ranch, but they must be ridden with care. The posted speed limit of 10 miles per hour also applies to them. They must not be ridden in the lodge area, pool area, or by the stables. They must not be ridden after dark unless equipped with proper lights..

G. Lost and Found. A lost and found locker is maintained at the Lodge. Found articles should be given to a lodge attendant or to a security guard.

H. Use of illegal drugs is prohibited at R-Ranch.

I. The use of alcoholic beverages is under the complete control and discretion of the Partners and their guests. R-Ranch at the Lake Ranch Owners' Association accepts no responsibility regarding the use of such beverages.

J. Disturbances. Please report any disturbances or unusual events to your Ranch security personnel or the ROA office, by completing an incident report.

K. Local law enforcement will be summoned at the discretion of the Ranch Manager should a situation arise wherein security, protection of life and/or property, or owner enjoyment and comfort are at risk.

IX. HORSES

As R-Ranch owners, we own a large herd of horses for the use by all Partners. Our wranglers have two major concerns: the safety and well being of both horse and rider, and a pleasant riding experience for all of us. Accordingly, we must follow the guidance of the wranglers in the care, handling, and riding of our horses, as they are the experts.

A. Riding hours are posted at the stables. Please note: Wranglers may be working before stables are officially open, to be fair to all owners, please do not ask to sign up before the posted stable hours.

1. Riding is dependent upon the weather. Stables will close if the temperature reaches an unsafe temperature for the horses or if the trails &/or arena is unsafe

for use.

B. Sign-ups for that day's wrangler led trail rides will begin when the stables open.

1. Sign ups are on a first come basis and owners have priority over guests.
2. Rider must be at least 7 years old to ride on the trails.
3. Rider must be signed up at least 45 minutes in advance of the ride.
4. Rider must be at the barn ready to ride with proper attire and all paper work on file 30 minutes before scheduled ride.
5. Any one, not checked in at least 30 minutes before scheduled ride will be dropped from the list and the next available standby rider selected.
6. Must be a minimum of 5 riders for a wrangler led ride.

Wrangler led rides are limited to 12 riders per ride. The trail chosen for the ride is subject to the ability of the riders. In order for anyone to go on the trail ride they must demonstrate their ability to handle their horse.

C. All riders will be required to present their Owner/Associate card or Guest Pass with the wrangler that mounts them.

1. Owners/Associates may pick up their cards upon returning to the stables.
2. One guest-riding pass must be presented for each guest riding.
3. Guest riding passes are purchased at the ROA office.
4. Owner must ride with guests.
5. No guest riding pass is required for children under the age of 6 for riding in the arena. Guests over the age of 6 are limited to a 15-minute ride per guest without a guest riding pass.
6. If guest is riding, owner must present his/her card and be in the arena while their guest is riding.

D. For the safety of all riders, proper clothing is required.

1. All riders under the age of 18 are required to wear a helmet.
2. Jeans or riding britches. Shirts with sleeves, Western/Cowboy boots or approved equestrian shoes (minimum of 1-inch heel). Ladies designer boots and "combat" or heavy work boots, sweat pants, shorts, skirts, tank tops, sleeveless shirts, thongs, sandals, or street shoes are unsuitable for riding and will not be permitted.
3. Boots and jeans may be borrowed at the stables – in the "boot" room.
4. Spurs are never allowed on Ranch Horses.

E. Hold Harmless

1. Owners must fill out "Hold Harmless" agreement annually (Jan 1 – Dec. 31)
2. Minors must have their parent or legal guardian sign agreement.

3. Guest must fill out a “Hold Harmless”. Minors without their parents on the Ranch must have their parent or legal guardian sign agreement prior to coming on the ranch.

F. Guests

1. Guests are allowed one ride per day and only two (2) guests per ownership per ride. Owners or Associates must ride with their guest.
2. Single partners may bring a guest without a guest riding pass.
3. Employees and their guest (with a guest-riding pass) may ride as long as they are not taking a spot from an owner. Employee must ride with the guest.

G. Horse assignments and riding areas are at the discretion of the wrangler.

1. For the safety of our riders and horses, wrangler decisions are considered final.
2. The wranglers only, will mount all riders on the Ranch horses.
3. All riders will remain on their horse until a wrangler or approved volunteer takes charge of the horse the rider is on.

H. Trail Card Holders

1. Only owners with trail cards may take Ranch horses on the trails without a wrangler. Trail cardholders may take the horses out for 1-1/2 hours except for holiday weekends. Horses must be returned prior to 11:00am for midday feeding and prior to stable closing time.
2. Owner or Associate, 13 years or older may take a trail card test in order to take a ranch horse out on the trails. Riders with a trail card, if under the age of 13 must be accompanied by an adult on the ride.
3. Trail card testing is on scheduled days during spring, summer and fall. Please refer to your Newsletter or ask the Stables Supervisor.
4. The Trail card test consists of two parts, a written & a skills demonstration of their ability to handle a horse and the tack safely.
5. Each trail-card holder, at the wrangler’s discretion, may take a maximum of two (2) non-trail card riders with him or her.
6. From Labor Day to Memorial Day, the stable must be notified 2 hours prior to riding, in order to prepare horses.
7. Owners and associates over the age of seventeen are eligible for a five-year trail card. Younger riders must renew trail cards each year.

I. Horses are only allowed on established riding trails.

1. Horses are not permitted in the lawn areas, campgrounds, cabin areas, and employee housing, other Ranch facility areas or off the ranch property except where designated to reach established riding trails.

2. Any rider returning an over-heated horse may be required to hand walk the horse until the horse is completely cooled down and may face suspension of riding privileges for a period or a fine at the discretion of the wrangler in charge. Guests are the responsibility of the partners. Fines or suspension of the partner riding privileges will be enforced for the guest.

J. Arena Riding

1. If under 13, parent/guardian must be in arena when riding.
2. If under 7, parent/guardian must lead pony/horse.
3. If guest, owner must present his/her card and be in arena when their guest is riding.
4. Arena may be closed when the temperature in the arena reaches an unsafe temperature for our horses.

K. Barn Rules

1. Children under the age of 13 must be under the supervision of an adult at all times.
2. No running in barns, in the barn areas or around any horse.
3. Consumption of alcoholic beverages is not allowed around the barns or on the trails.
4. Riding will not be allowed if you are under the influence of alcohol or other controlled substances.
5. Smoking is not allowed in the barns or on the trails.
6. No glass containers are allowed around or in the barn areas.
7. Dogs are not allowed around the arenas or in the stable areas.
8. Do not litter on the trails.
9. Keep all gates locked so horses do not get out.
10. No ponying (leading of another horse while on horseback) of Ranch horses except by wranglers.
11. No double riding is allowed.
12. Unless authorized, no one except Wranglers are allowed in the stables while horses are being saddled, and/or moved.
13. Running of horses is strictly prohibited.
14. Owners with individually owned horses are to follow Stable Rules during Stable Hours!
15. Parking of any owner vehicles is not allowed at the barns except for unloading or loading tack or feed. All vehicles must be parked in designated areas.

L. Individual horse owners must obtain a copy of the R-Ranch Horse owner guide.

X. SWIMMING POOL

- A. Our huge pool is divided into two sections: one for family use (the section closest to the gate) and one strictly for adults 18 years of age and over.
- B. Pool hours and swimming policies are posted at the pool. These policies must be read and adhered to by all pool users.
- C. Chairs and lounges, which are left unoccupied for more than one-half hour, may be used by other pool occupants.
- D. For everyone's enjoyment, water balloons and chewing gum are not allowed in the pool area. Water guns may only be used in the pool; not on decks. Radios may be used only with headphones.
- E. Pool attendants are on duty during the summer months and at other designated times. When on duty, they are in charge of the pool area and their orders must be obeyed. When there is no pool attendant on duty, caution should be exercised by all swimmers. Children under 14 years of age are not permitted in the pool area without a parent or guardian present.
- F. Wet clothing and towels should not be left around the pool.

REMEMBER: ALL Partners are responsible for their own safety and the health and well being of their family and guests.

XI. PETS

- A. Pets are welcome at R-Ranch but NOT in any building (including the cabins) or Stables area. A citation may be issued if the rules are not followed.
- B. Dogs and cats must be on a leash at all times and in the custody of the owner or other responsible person.
- C. Pets should not be left tied up and unsupervised. **CAUTION:** In warm summer time, extreme heat can seriously affect your pets. Please be careful!
- D. Partners are responsible to ensure that their pets are not noisy; management has the authority to request that a Partner remove a pet that cannot be kept quiet.
- E. For the health and enjoyment of all of our Partners, pet owners must clean up after their pets.

XII. SAFETY

R-Ranch has wildlife; therefore management will remove only obnoxious and dangerous rodents, reptiles and animals.

- A. **NO HUNTING** or **FIREARMS** or **BOW and ARROWS** are allowed at R-Ranch.

B. For everyone's safety, **no BB guns, slingshots, wrist-rockets or pellet guns are** allowed at R-Ranch.

C. Due to the risk of injury inherent in the use of skateboards, roller skates and roller blades, their use is not allowed anywhere on R-Ranch grounds.

D. For your Safety if you are 16 years old and younger, you must wear a Helmet while riding bicycles and Non-motorized scooters.

E. No open fires except in three designated fire pits. Notify the ROA office prior to starting a fire.

XIII. STORAGE

A. Boats and Boat Trailer Storage

1. The R-Ranch Boat Storage privilege is free and is on a “Site Available” basis available to all Owners in Good Standing.
2. All Boat Storage Site assignments will be made by the Ranch Manager through the ROA office on a “Waiting List” basis.
3. An owner family may store one boat per family regardless of the number of Ranch shares owned.
4. Owners must provide proof of their ownership with a copy of their current registrations for both their boat and boat trailer assigned to their boat storage site.
5. Temporary Boat Storage is also free and available to guests, as well as owners, 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.
6. 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.
7. For complete information, please obtain a copy of the R-Ranch Boat and Boat Trailer Storage Guidelines available at the ROA office.

B. Lockers

1. Temporary Cabin Locker Storage is an on-Ranch storage privilege for camping type items available to all Owners in Good Standing who do not have

an RV registered on the Ranch. RVer's already have this privilege in their RV's.

2. Lockers are for camping type items only. No flammables are permitted in lockers (14-16 oz. Propane bottles are OK) and no food items other than unopened cans.
3. All locker assignments will be made by the Ranch Manager through the ROA office if available. When not available, assignments are made on a "Waiting List" basis.
4. Maximum occupancy is 3 consecutive months with a 3 month non-use interval unless approved longer by management.
5. A refundable deposit is required.
6. For complete information, please obtain a copy of the R-Ranch Cabin Storage Locker Agreement available at the ROA office.

XIV. VEHICLES

- A. Motorcycles and mopeds, which are used for transportation, may be ridden on the Ranch subject to the 10-mile per hour speed limit; they are not to be ridden off the paved roads.
- B. Between the hours of 10:00 PM and 9:00 AM motorcycles and mopeds are to be ridden to the Partners' cabin or campsite only.
- C. Licensed vehicles of any kind must be operated only by licensed drivers while on the Ranch.
- D. All vehicles, RVs, boats and trailers of any kind must display current state-issued registration while on the Ranch.
- E. ROA is not responsible for damage to RVs or boats while on the Ranch.
- F. No off-road vehicles can be driven on the Ranch.

XV. GOLF CARTS

- A. Small, light duty electric or gas-powered carts are welcome at R-Ranch as alternative mode of transportation.
- B. These vehicles are intended for transportation only, and must be driven by a person who is 18 years of age or older or in possession of a valid driver's license. Carts driven after dark must have proper lighting, front and rear.
- C. For safety reasons, carts must not be driven on the horse trails.

D. An area for temporary storage of unused carts is available near the ROA office. For identification purposes, carts must be marked with the owners share number. Numbers can be obtained from the ROA Office. A signed Golf Cart Storage Agreement must be on file at the ROA Office before a golf cart is left in the lot.

E. All rules in the Golf Cart Storage Agreement must be followed or your parking privilege will be suspended.

MEDICAL RELEASE

My child, _____, will be visiting R-Ranch as a guest of

(owner name) _____ (owner #) _____

Should my child require medical treatment, I hereby authorize such medical treatment as is necessary.

Insurance carrier: _____ Policy #: _____

Effective from: _____ to _____

Signature of parent/legal guardian

Date

R-RANCH AT THE LAKE
RANCH OWNERS' ASSOCIATION
STABLES "HOLD HARMLESS" AGREEMENT
(ADULT)

I, the undersigned, hereby agree to assume all risk relative to the use of animals and tack furnished me by R-Ranch at the Lake stables and warrant that said use is by the undersigned and no other; further, I hereby RELEASE the above stable and R-Ranch at the Lake Ranch Owners' Association, its owner, from all and every claim which may accrue to me at any time hereafter in favor of myself, my heirs, representatives or dependents, by reason of any injury, loss or damage which may be suffered by me because of any matter, thing or condition, negligence or default whatsoever, or which may occur through or by any act or service rendered on the part of its members, employees and representatives. I have read the above and agree to abide therewith.

PLEASE PRINT:

Owner's ID No. _____

Name of Rider: _____

Address: _____

Telephone Number: (_____) _____

Guest of: _____

Effective Dates: From _____ To: _____

Signature of Rider: _____

Date Signed: _____

R-RANCH AT THE LAKE
RANCH OWNERS' ASSOCIATION
STABLES "HOLD HARMLESS" AGREEMENT
(PERSONS UNDER 18 YEARS OF AGE)

I, the undersigned, the parent or legal guardian of the minor child named herein, hereby agree to assume all risk relative to said child's use of animals and/or tack furnished him/her by R-Ranch at the Lake stables, and I hereby RELEASE the above stable and R-Ranch at the Lake Ranch Owners' Association, its owner, from all and every claim which may accrue to myself or said child at any time hereafter. This waiver and assumption of risk shall be binding upon myself, said child, including that time when he or she reaches the age of majority, my and said child's heirs, representatives or dependents, by reason of any injury, loss or damage which may be suffered by him or her because of any matter, thing or condition, negligence or default whatsoever, or which may occur through or by any act or service rendered on the part of its members, employees and representatives. I have read the above and agree to abide therewith.

PLEASE PRINT

Owner's ID No. _____

Name of Parent or Guardian: _____

Address: _____

Telephone Number: (_____) _____

Name of Minor Child: _____

Guest of: _____

Effective Dates: From _____ To _____

Signature of Parent or Guardian: _____ Date signed: _____