



R WILD HORSE RANCH INFORMATION BOOK

Effective: 1/18/2020

Mission Statement

R Wild Horse Ranch provides a unique opportunity to own a 14,080 acre recreational property that offers exciting adventures and family entertainment in a ranch environment, where you can create lasting memories and friendships.

In order to achieve the above for all of our owners, we have established rules to govern ourselves. These Rules and Regulations help protect the financial and physical resources of the Ranch and limit R-Ranch legal liabilities, while protecting individual owners' security and enjoyment. We have published these rules in the following pages and request that all owners observe and follow them so we may all enjoy our time at the Ranch.

If you feel there is something that the Board of Directors should address, please contact them at: rwhrdirectors@wildhorseranch.net.

Management

R-Wild Horse Owner's Association

Reminder: The mark of a good Owner is to leave no mark.

R-WILD HORSE OWNERS ASSOCIATION

2020 Master Fee Schedule

Effective 1/18/2020

All fees are charged in accordance with the annually approved **Master Fee Schedule** and subject to the following guidelines.

Bunk House Rental

- Two night minimum applies
- **Cost is \$100.00 per night or \$250 for 3 nights**

CABINS for Owners

- Charged on a per night basis.
- Owner rate: **\$15.00 per night for second cabin**
- Guest rate: **\$30.00 per night**

GUESTS

- Day User – any 2 hours of any day is considered a day.
- Overnight user – any guest staying overnight or more than two hours shall be charged a daily guest fee charged on a 24-hour basis from noon to noon.
- Children – under 12 years of age are not charged a guest fee.
- **Guest Rates**
 - Age 12-20 \$10.00 per day
 - Age 21-64 \$20.00 per day
 - 65 and over - \$10.00 per day

GUEST - ATV, Motorcycle, Golf Cart, or other Off-Road vehicle.

- Charged on a per day basis.
- Paid upon entry to the ranch.
- **\$5.00 per day**

HORSE Rides for Guests:

- Charged as either an Arena ride or a Trail ride. Owners must have appropriate trail card(s).
- No charge for riders under 6 years old.
- **Arena \$10.00**
- **Trail \$25.00**

UPPER LODGE KITCHEN Rental

- Owners Only.
- Rental fee is for use of kitchen only and does not preclude other owners from using the upper lodge.
- Upper lodge and motel area are an Adults Only area. Children are only allowed in upper lodge for meals.
- Rental fee is non-refundable.
- **\$100.00 one day or \$150 for two days**
- **\$75.00 Cleaning fee if left dirty**

MOTEL Rooms – charged on a per night basis

- Owners **\$30.00 per night**
- Owners **\$50.00 per night (if R.V. on site or cabin reserved for owner)**
- Guest **\$50.00 per night**

PLACARD (Off Road Vehicles)

- Owners to purchase placard with respective owner number.
- Each off-road vehicle must have placard attached prior to use on ranch property.
- **\$10.00 for permanent placard.**

RV SITE

- Dry camping guest – charged on a per night basis per RV.
- **\$15.00 per night**
- Full Hookup Guest - charged on a per night basis per RV – Limited to Temporary RV Cabins only, subject to availability.
- **\$25.00 per night**

R.V. Electrical

- Each R.V. left plugged in to electrical pedestal will be subject to electrical fee.
- There is no proration of electrical fees
- A/C and Heating units must be turned off when owner or designated user leaves.
- **\$30.00 a month per trailer paid at WHOA Office**

Penalty Fees

- **\$0-\$50.00 dollars depending on violation.**
- Serious violations are subject to Board of Director's hearing and possible suspension of owner's share.

Association Transfer Fees

- **\$75.00 per transfer of deed**

Designated User Fee

- **\$100.00 per year**

Propane

- **\$1.00 per gallon above Ranch's cost**

Horse Board

- Stall with Paddock **\$148 per month**
- Paddock Outside **\$138 per month**
- Pasture **\$128 per month**
- Pen Cleaning **\$10 per week**
- Daily in/out **\$10 per day**

DOCUMENT DEFINITIONS

C Area: Area adjacent Ball Rd. also known as Horse Camp.

Camp Site: Long and short term RV Sites anywhere on Ranch, and C-Area camping sites.

Day Use: Any time spent over two hours on ranch premises up to 24 hours is considered day use.

Designated User: That person designated by an owner as the only person authorized to have benefit of the rights of use and enjoyment of the property appurtenant to that owner's share. By default a designated user is the owner of the share. The Association shall be authorized to impose reasonable limitations on the frequency of changes of all such designations. Currently this limitation is once per year.

Developed Area / Compound Area: Includes all facilities: Lodge/Motel area, Swimming Pools, Recreation Center, Stables, WHOA Office, Tennis/Basketball Courts, Fishing Pond, Rifle Range, Maintenance Buildings, General Store, and all improved areas of the Ranch.

Facilities: Stables, Lodge/Motel, Upper Lodge, Swimming Pools, Recreation Center, WHOA office, Tennis/Basketball courts, Tom Sawyer Pond, Rifle Range, Solar Array and all improvements to the Ranch.

Group: A group is 7 or more guests visiting with an Owner or Designated User on the Ranch on the same day or night.

Guest: Any person or persons invited on the property by an Owner or Designated User.

Master Fee Schedule: Schedule of all fees collected by the association for various activities, services, fines or penalties. Available at WHOA or front gate.

Medical Release and Liability Release Forms: are available at the WHOA Office or online at WWW.RWILDHORSERANCH.COM. Forms may also be requested by mail by sending a self-addressed, stamped envelope to the WHOA Office, by fax, or by e-mail.

Owner: Any person that is the grantee of a Deed of Interest, or any successor to any such person.

Partying: Gatherings, Group gatherings, Social gatherings, or Groups which may involve loud music and alcohol.

Quiet Time: 10:00 pm to 9:00 am

Ranch Website: WWW.RWILDHORSERANCH.COM

SECTION I GENERAL INFORMATION

A. R-Wild Horse Owner's Association (WHOA) functions:

1. For questions about the Information Booklet, or the Declaration of Covenants, Conditions, & Restrictions, and/or the By-Laws of R-Wild Horse Ranch, contact the Wild Horse Owner's Association (WHOA) as follows:

WHOA
R-Wild Horse Ranch
6700 Highway 36 West
Platina, CA 96076
(530) 352-4222
FAX (530) 352-4442
RANCHWILD@RWILDHORSERANCH.NET
www.rwildhorseranch.net

2. WHOA receives one's assessment payments either in person at the WHOA Office or by mail to the above address. The office can accept cash, check, and all major credit cards (Subject to \$25.00 processing fee for assessment payment). Assessment can also be paid online at: WWW.RWILDHORSERANCH.COM. (Subject to \$25.00 merchant fee for assessment payment) WHOA also publishes and distributes ranch information and events via email and sells guest and riding passes.
3. The WHOA Office will be open according to posted hours.

B. Loss or Damage to Property: R-Wild Horse Ranch is not responsible for any loss or damage to property owned by the Owners, their family, or their guests.

SECTION II R-Wild Horse Owners

- ### **A. All owners are required to update their ownership and have signed waivers of liability on file for each family member on a yearly basis.**

Owner Cards:

1. Red – Owner.
2. Blue – Sole Owner
3. Green – Associate Owner
4. Brown- Designated User (DU)

- B. Owners and their IMMEDIATE HOUSEHOLD FAMILY (spouse and children under 26, living in the same residence, going to college, in the military and grand children under the age of 16) are entitled to the use of the Ranch facilities year round. (NOTE: Identification cards must be picked up at the WHOA Office. Associates 18 through 25 must present identification at that time to show that he/she resides in the same household as the parents.) All owners need to carry their ID cards at all times. Only owners will get cards to operate the gates. Associates ages 18-25 can purchase an electronic card at the WHOA office.
- C. Foster children assigned to the owner's care, living in the owner's home will be considered associates.
- D. Associates are entitled to the use of R-Wild Horse Ranch WITHOUT Owners being on the Ranch, under the following conditions:
 - 1. RESERVATIONS must be made by the owner(s). Reservations will not be accepted from the associate.

2. RANCH USAGE BY MINOR ASSOCIATES

- a. Any minor associate under the age of 18 years on the Ranch without a parent or legal guardian present, must be accompanied by an adult with a signed medical release from the minor's parents, for each visit. The medical release form must be left with Security upon entry to the Ranch.
 - b. Curfew is 10:00PM for unsupervised minors.
 - c. Associates ages 18-25 and living in the same residence as the owner overnight stays are permitted with a maximum limit of 2 guests per family per visit.
- E. Family members not living in the same residence as the owner and friends of Owners are considered GUESTS (see Section III).
 - F. Youth groups are subject to all guest fees.
 - G. During special events, owners may need to purchase wrist bands or tickets in order to help identify their participation in the special event if there is a special charge for the event.
 - H. Delinquent Owners are not allowed to use the ranch until their assessments are current. (This includes any fines or fees that the owner incurred)

SECTION III

GUESTS

- A. Guests may NOT use the Ranch unless they are accompanied by the Owner.
- B. Guests must sign a release of liability each time they visit before they can use the Ranch.
- C. Owners are allowed a maximum of six guests per family, per visit, per share unless group reservations (see paragraph I below) have been made through the WHOA Office.
- D. On certain 3-day holidays (Memorial Day, July 4th, and Labor Day [when it falls on a Friday or Monday]) Owners are allowed **2 guests per share ONLY**. "Single/Sole" Owners may bring one guest as indicated in paragraphs "B" above, plus 2 additional guests per share. **(Unless prior authorization is made with ranch management)**
- E. Owners who bring minor children under age 18 to the Ranch as guests, without the children's parents or legal guardian must have a medical release form signed by that minor child's parent or legal guardian. Owners bringing minor children of other Owners to the Ranch without the child's parents will also need a medical release form. **Owners may not sign release forms for minor guests. The signed form must be left with the security guard at the gate upon entry.** Forms may also be requested by mail by sending a self-addressed, stamped envelope to the WHOA Office, by fax, email, or online at WWW.RWILDHORSERANCH.NET.
- F. Owners are financially responsible for any damage caused by their guests and or Designated Users and are responsible for the actions of their guests/DU's and guest/DU's children.
- G. Owners bringing guests on the Ranch must pay for each guest at the rate shown on the Master Fee Schedule per guest per day. Any portion of a day over 2 hours is counted as a day (*Note: 7 or more guests are considered a group requiring prior reservations – see paragraph I.*) Children under 12 and Owner's grandchildren under 18 years of age will not require guest passes. All guest passes must be purchased at the main gate upon arrival on the Ranch. Associates may be brought to the Ranch by their grandparents who are **not** Ranch Owners. In this case, when the parents do not come with their children, the grandparents are essentially taking the place of the parents and will not be required to purchase guest passes. In all other instances, grandparents are considered guests.
- H. Horseback riding: GUESTS will be required to purchase riding tickets for rides in order to ensure the availability of the horses for Owners and to reduce operating expenses. All rides are 1 hour and guests will pay according to the Master Fee Schedule per arena ride, or trail ride, or lesson. Children under the age of 6 will not be required to purchase a riding pass, as they are not allowed on trails. An Owner must always accompany their guests at the stables.

I. Group Use Policies

A "group" is defined as 7 or more guests visiting with an Owner on the Ranch on the same day or night.

1. The WHOA Office requires that all group reservations be requested at least 30 days prior to the arrival date and must be prepaid with the WHOA Office at the time the reservation is made. The Ranch Manager is the final authority on the number of group guests on the Ranch at any one time.
2. All group reservations are finalized 3 days prior to arrival. This means no changes or refunds will be issued after this date.
3. Groups will be subject to the normal guest rates. (Unless authorized in advance by ranch management).
4. During the summer season (Memorial Day through Labor Day weekends) groups may only be allowed from Monday through Thursday. During the off-season (after Labor Day weekend to Memorial Day weekend) groups will be allowed seven days a week (with the exception to Thanksgiving and New Year's) Host Owners of groups must notify the Stables and the Snack Bar (if open) at least 2 weeks in advance if their group desires to use these facilities.
5. Upper Lodge/Kitchen use: Owners may reserve the Kitchen area for special group events. Utilization of this area must be coordinated with the Manager **four weeks ahead** of the desired date. Please see WHOA office for agreement and cleaning checklist at time of rental. A non-refundable fee per day will be charged for the use of this area, which must be left clean and neat by the reserving Owner upon completion of the function (Note: The Upper Lodge and Motel area is an adult only area, therefore, if there are children under the age of 18, they must remain within the lodge during meals. Also, please remember that other Owners will be able to use the lodge, even though you have reserved the Kitchen.)
6. R-Wild Horse Ranch was created primarily for the Owner's enjoyment. Should the facility 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.

SECTION IV CABINS/MOTEL

- A. Owners should make reservations in advance to ensure accommodations. No one under the age of 18 is allowed to stay in the motel. No one under the age of 18 is allowed to stay in the cabin without an adult present.
- B. Reservations may not be made more than 60 days in advance. It is a good idea to call 2-3 days prior to the arrival date and confirm your reservation.
- C. If the reservation is made but the cabins/motel is not used a no show fee of **\$25.00** will be assessed per cabins/motel not used on major holiday weekends if not cancelled 24 hours prior to your scheduled arrival.
- D. Motel charges are listed in the Master Fee Schedule.
- E. Reservations may be made either in person, by e-mail, or by a phone call directly to the WHOA Office. Reservations must be made **ONLY** by Owners or Designated Users. Your owner number must always be given with your reservations.
- F. All accommodations are subject to prior reservations. Each Owner has equal right to these facilities; therefore, reservations must be accepted on a "FIRST IN" priority basis.
- G. Subject to availability, Owners may reserve more than one cabin/motel or use more than one RV site/campsite for overnight group use. There will be a per night charge for each extra cabin; per night charge for each extra motel room for Owners; per night charge for each extra motel room for guests; and per night for each extra RV site, per share. All fees will be in accordance with the Master Fee Schedule.
- H. The maximum length of stay in cabins/motel is 14 days per visit. There must be a 7-day break between stays in cabins/motel regardless of the length of the stay. Cabins/motel left vacant for more than 72 hours will be made available for other Owners.
- I. Owners must always remove their personal property from cabins/motel and leave the cabins/motel in a neat, clean condition. Owners not leaving their cabins/motel in a neat and clean condition will be subject to a \$50.00 fine per occurrence. Additional charges will be assessed for any missing or permanently soiled items. Additionally, Owners will be charged a per hour rate for repair and maintenance to cabins, motels, etc.
- J. Quiet hours in the cabins, motel, and R.V. areas must be observed from 10 pm to 9 am for the mutual enjoyment of everyone. Those who wish to "party" later than 10 pm should see the Ranch Manager for the designated "party areas" on the Ranch

(Note: This would be totally at the discretion of the Ranch Manager.)

- K. All owners and guests are required to check in & out with Security upon arrival & departure.
- L. Please see additional posted rules inside cabins and motel rooms or online at WWW.RWILDHORSERANCH.COM

SECTION V CAMPGROUNDS

- A. The selection of campsites/RV sites is on a "first come, first serve" basis. **There is no saving of spaces.** If a trailer is in need of repair, an owner can hold a R.V. spot for 72 hours while the trailer is in for repair. ~~After 72 hours the owner needs to clear their spot for other owners use.~~
- B. Certain RV/Cabin sites may only be available to owners on a **short visit**. Request these site numbers from Security. A **short visit** applies to owners who are not keeping their RVs on site longer than the time they are visiting the ranch. Owners using these sites may only stay on these sites for up to **14 days**. The owners using these sites may not leave for longer than day trips to the surrounding areas. The Ranch Manager may open up these sites for longer stays if long term sites are in short supply.
- C. An owner and their guest may occupy only one RV site per visit. Upon arrival, if additional campsites are available, they may be assigned. Owners having more than one share may use one RV site (or cabin) per share.
- D. Owners and their guests may occupy a campsite/RV site for a period of 30 days per visit. An absence of 7 days is required between each 30 day visit. R-Wild Horse Ranch is not designed for permanent residents but for periodic recreational enjoyment. **Only one RV may be connected to the ranch power supply and sewer connection per campsite.** Owners may connect an additional trailer provided that they do not overload the circuit. **Owners will be responsible for any damages resulting from overloading electrical circuits.** Secondly powered equipment, such as generators, shall not be left plugged in while the owner or designated user is not on site. Guest RV's on site must be removed when the guest leaves.
- E. All recreational vehicles must be registered with Security at the main gate when checking in. The share number must be clearly mounted on front of the RV and visible from the outside. All recreation vehicles must be currently registered with the

State Department of Motor Vehicles and the registered owner's name must match the share number.

- F. Owners must notify Security of the campsite/RV site they occupy within (2) two hours of setting up camp.
- G. Owners must pay the \$60 electricity fee when moving into the RV spot. If owners are not present when their RV is moved on, the owner has 14 days to pay the \$60 electricity fee. If the owner does not leave their RV plugged in when not on ranch, they do not have to pay the electricity fee.
- H. RV repair contractors: Owners can have insured RV repair contractors come to the Ranch and work on their RV's without the owners being present. If the contractor does not have the insurance requirements (call WHOA for specifics) they will not be allowed on ranch for liability reasons.

RVs left on site:

1. When Owners are not physically present on the Ranch (except for day trips to the surrounding area) electricity must be disconnected from their RV. Owners may keep the electricity connected to their RV for a monthly fee. There is no proration of fees. Electricity fees must be paid at WHOA Office. (See Master Fee Schedule.)
2. When an RV initially comes onto the ranch to start its stay, the first night's stay does count toward the first 30-day stay requirement.
 - a. You must spend two nights on the ranch in your RV per 30-day period to receive an extension during the summer season (May 1st - Sept. 30th) and one night per 30 day period during the winter season (Oct. 1st - April 30th). An owner must meet the overnight stay requirement in each individual period; multiple nights spent in one period do not count towards the next or prior 30-day period. If you are unable to make it to the Ranch to move, please call WHOA at 530-352-4222.
 - b. After you have fulfilled the stay requirement for the first 30-day period you must take your tag to security to get a new tag that will extend your stay for the next 30-day period - to day number 60. You do not have to wait until the end of the first 30-day period to receive the new extension tag to day 60.
 - c. Between days 30 and 60, after you have fulfilled the overnight stay requirement on the new tag renewal, take the new tag to security and have it updated with a new 30-day extension tag that will carry you through to the end of your current stay, and day 90, on the ranch. You do

not have to wait until the end of the second 30-day period to receive the new extension tag to day 90. Between day 60 and day 90, you must continue to fulfill your seasonal overnight stay requirement to avoid penalties. Owners who do not meet the stay requirement for the last 30-day period may not return an RV to the ranch until 7 days after they have removed their RV from the ranch.

- d. After a 90-day stay, your RV must be removed from the ranch for 7 nights before returning to the ranch (except for Dual Share owners who comply with the Dual share ownership requirements). **Failure to move trailer will result in fines of up to \$25 every for 72 hours for the first 30 days, then \$50 every 72 hours.**
 - e. When moving off the site, all personal belongings must come off the site as well. **Switching sites and leaving personal belongings on site is not allowed. This includes tents, trailers etc that belong to other owners. If there are items left on the RV site, the owner who occupied that site is not considered off site until all items are removed. Owner will be subject to late fees. (See section D above)**
 - f. RVs (not owners) may occupy a site for **up to 90 days** at a time (if the owner follows the 30-60-90 policy). The RV must then be removed from the ranch placed in the storage area for a **7 day period**. It is the Owner's responsibility to ensure that the RV is moved in a timely manner.
 - g. Owners must utilize the trailer while on site. Having an Associate Owners, or guest staying in trailer to avoid owner staying in trailer, does not count towards fulfilling trailer policy.
 - h. Owners that have multiple shares may move their trailers to another space at the end of their 90 days without a 7-day break.
3. **If an RV is left on the same site for over the authorized limit a charge of \$25.00 for every 72hrs for the first 30 days shall be assessed. After which a \$50.00 charge for every 72hrs will be assessed to the Owner until the RV is removed. Each day beyond the end date is considered a new violation as per Article VIII of the By-Laws. After 60 days, the association may remove the RV from the site at the risk of and cost to the owner in violation. (As per CC&R Declaration 4(h)).**
 4. Owners may have a contractor or someone else move their RV onto a site up to 48 hours prior to their arrival to the ranch. Contractors who work on the association's property must provide proof of insurance and list R Wild Horse Ranch Owner's Association as an additional insured. Contractors who fail to meet this requirement will not be allowed to perform work on the ranch. *If there is no owner arrival within the 48 hours a fine of \$50.00 will be assessed
 5. State and County Health regulations prohibit dumping of ANY waste water on campgrounds. Sewer connections in the "A" and "B" areas are provided and dump stations are provided in the "C" area for disposal of all waste water.

6. Quiet hours in the cabin/motel/ RV/ and campground areas must be observed from 10 pm to 9 am for the mutual enjoyment of everyone. Those who wish to "party" later than 10 pm should see the Ranch Manager for the designated "party areas" on the Ranch (Note: this would be solely at the discretion of the Ranch Manager Example: the exception to this would be if there were Owners staying in the designated "party area," which is the "C" area.)
7. In consideration of your neighbors, RV owners with generators will not operate their generators between the hours of 10 pm and 9 am. The only exception to this rule is if the power is out.
8. All Owners and guests are required to check in & out at Security upon arrival & departure.
9. When owners are not on the ranch, they may leave two additional trailer and/or tents provided that these additional items do not impede on neighboring sites. This makes the total amount allowed = three (3) including the RV. All owners' personal belongings must be setback three feet of the neighbors' electrical pedestal **Note: not all R.V. sites are the same size so please be considerate to your neighbors.**
10. Please keep your sites clean and organized. Do not create an eyesore. Examples of eyesores are: trash, broken down ATVs and vehicles, cluttered and unorganized campsites. **All owners are expected to leave the ranch with a clean and organized site. Clean and organized is defined as: All miscellaneous items must be covered or out of sight. Failure to do so will result in disciplinary action.**
11. All tents left setup on site must be complete and free of any major tears.
12. If you are occupying a Cabin/RV combo: your area will stop 2 feet from the cabin next to you.

SECTION VI

Storage Yard

It is the intent of the Board to provide and maintain a portion of the ranch specifically for

the purpose of long term storage of users' vehicles. In order to properly maintain the storage yard, the following rules are enacted:

- A. The designated storage yard is for the storage of vehicles related to use on the ranch. The storage of vehicles owned by users with the intent on converting said vehicle(s) to one appropriate for use on the ranch is not allowed. (Example: a bus to be converted to RV).
- B. Notwithstanding items above, the storage of a boat of size no greater than twenty-five (25) feet is allowed provided that the remaining conditions and restrictions are abided by. The term "Vehicle" will include boat for the remainder of this section.
- C. All vehicles stored in the storage yard shall be properly registered with Security and the State Department of Motor Vehicles prior to being admitted to the yard. Registration Security and the State Department of Motor Vehicles shall be required annually subject to the following requirements:
 1. All vehicles must display a current Ranch Storage Permit and the permit term shall be a calendar year. This permit shall be attached to RVs, Off-Road Vehicles or other vehicles in such a manner that it is clearly visible from the aisle as ranch staff pass by the vehicle. The recommended location is the left side (when looking at the vehicle) of the front bumper or frame area.
 2. There shall be a grace period of January through March of each year to allow users to return to the ranch and either renew their storage permit or remove the vehicle(s) from the storage yard. Failure to properly register the vehicle(s) in storage during the first quarter shall result in a fee/fine assessed and due monthly on the first of each month. If the storage permit is not renewed and any/all fines paid after three months, legal proceedings to remove the vehicle will commence. The vehicle owner will be responsible for any and all fees paid for such proceedings. WHOA will not be liable for any damage to the vehicle and the owner will be responsible for the cost of removal of the vehicle under these proceedings. Should the owner remove the vehicle prior to completion of the proceedings they will still be responsible for payment of any fines.
 3. Vehicle(s) left in the storage yard without being used at least once during the previous calendar year, or that are found to be in unusable condition will be ineligible for renewal and shall be removed from the ranch.
 4. The storage of Special Equipment in the storage yard is not allowed except with the specific express written permission of the Ranch Management (or designate) and only then when the use of said special equipment is necessary for use on a ranch sanctioned project. Special Equipment is any non-recreational, industrial type equipment including but not limited to: tar pot,

air compressors, welders, tractors, dozers, etc.

SECTION VII

FAMILY RECREATION CENTER

Rec Center, Pool, Hot Tub, Saunas, Bathrooms

- A. The Recreation Center is designated for use by the entire family.
- B. Hours for Pool: 9:00 a.m. to 10:00 p.m.
- C. Hot Tub: 9:00 a.m. to 12:00 a.m.
(Absolutely no glass is allowed in pools or hot tub area – a violation of this rule will result in a fine) If glass is broken, owner is liable for all charges related to broken glass in hot tub/pool.
- D. Recreation Center staff should be contacted for environmental controls (heating and air conditioning), TV programming, sports equipment or any problem arising in the area. Contact the WHOA office for hours.
- E. The use of alcoholic beverages is under the complete control and discretion of the Owners and their guests. R-Wild Horse Ranch Owner's Association accepts no responsibility regarding the use of such beverages. No alcoholic beverages are allowed at any time in the TV/game room area. Consumption of alcoholic beverages by anyone under the age of 21 is strictly prohibited. Please remember that all applicable California drinking laws will apply while on ranch property. Security has the authorization to call the CHP or Sheriff's Department if a situation arises that is beyond the control of security or management.
- F. Vehicles should be parked only in designated parking spaces using only a maximum of a single space. Vehicles must not block access roads, which must remain open for emergency vehicles. While parking at the recreation center handicap laws will apply.
- G. Swimming pools and the hot tub do not have a lifeguard on duty. The hot tub is only for Owners, Associates, and guests 16 years and older. Please follow all posted signs around the pool area.
- H. The Recreation Center, as well as all Ranch facilities, belong to you. When you leave the area, please ensure that it is left neat and clean for the next Owner to enjoy. Clean the tables, chairs and floor in the areas you used.
- I. We must remember that many owners enjoy the ranch for its peace and quiet. Children must be supervised and respect the peace and quiet sought by others. This applies to all common areas of the Ranch.

- J. Please review posted rules at recreation center and pool area.

SECTION VIII UPPER LODGE/MOTEL AREA

- A. The Lodge/Motel area is designated as an adult area. Owners, Associates, and guests 18 years or older may utilize the Upper Lodge, Motel and upper swimming pool complex.
- B. The Lodge Kitchen is reserved for Ranch functions. The kitchen may be reserved and used by Owners for special events such as weddings and family reunions (see Section III, paragraph I, subparagraph 7). At all other times, the kitchen area is for use by Ranch personnel only.
- C. Vehicles should be parked only in designated parking spaces using only a maximum of a single space. Vehicles must not block access roads, which must remain open for emergency vehicles. While parking at the Upper Lodge and Motel Area handicap laws will apply.
- D. The use of alcoholic beverages is under the complete control and discretion of the Owners and their guests. R-Wild Horse Ranch Owner's Association accepts no responsibility regarding the use of such beverages. Consumption of alcoholic beverages by anyone under the age of 21 is strictly prohibited. **Please remember that all applicable California drinking laws will apply while on ranch property. Security has the authorization to call the CHP or Sheriff's Department if a situation arises that is beyond the control of security or management.**
- E. The Upper Lodge and Motel Areas, as well as all Ranch facilities, belong to you. When you leave the area, please ensure that it is left neat and clean for the next Owner to enjoy. Clean the tables, chairs and floor in the areas you used.

SECTION IX SECURITY

- A. **R-Wild Horse Ranch is a private ranch.** Our experienced Security Officers are available to assist Owners, to protect Ranch property and to ensure the orderly conduct of Owners, their associates and guests.
- B. **R-Wild Horse Ranch Owner's ID Cards: Your ID card must be carried with you at all times while on the Ranch.** When asked by Security Personnel, Manager or any employee, to show your ID card, please do so. Make sure that your guests wear their wrist bands while on Ranch premises. This procedure is

for your own protection to ensure that no outsider will use YOUR RANCH.

- C. **Entrance and Exit Procedures:** When entering the Ranch, Owners should always have their ID cards and all associate ID cards out to show the main gate security personnel. When leaving the Ranch be sure to check out with the Security Officer at the main gate.
- D. **Speed Limits:** A 10 mile per hour speed limit is posted throughout the Ranch for Owner's and their children's safety. Please adhere to these limits at all times (be alert for horses and bicycles).
- E. **Lost and Found:** A lost and found is maintained at the Rec Center. Articles found may be given to Security personnel.
- F. **Disturbances:** Please report any disturbances or unusual events to R-Ranch Security personnel.
- G. **Complaints/Concerns/Maintenance issues:** Any owner who has a concern/complaint is to report them to Security. The owner will be required to fill out a form. Forms are available for issues requiring maintenance's attention.

SECTION X

ATVs/MOTORCYCLES

Operation of these vehicles on R Wild Horse Ranch is a privilege requiring Owners to follow the Rules set forth by the Ranch. Safety of individual riders is a priority. BE SAFE. Please report any emergency to the guard shack or WHOA office and they will alert proper personnel. The board of directors will lease the ranch out for cattle grazing, please keep that in mind when you are riding your ATV out in the back country.

Remember, due to the remoteness of the ranch, it could take medical personnel a while to respond to an emergency, please ride safe!

PLEASE CLOSE ALL GATES WHEN ENTERING OR LEAVING COMPOUND

A. VEHICLE INFORMATION

1. All ATVs, motorcycles, go carts and golf carts **must have their 4 digit Owner Number displayed:**
 - a. Placards with numbers are available at the front gate for a fee (See Master Fee Schedule).
 - b. Vehicles are required to have 3 inch black numbers on white background mounted on the vehicle.

- c. Guest vehicles are required to have owner # placard mounted on the vehicle at time of entrance to the ranch. All ATVs/Motorcycles MUST have a functional spark arrester at all times. Security will ensure all vehicles have spark arresters immediately upon entering the Ranch gate.
2. ATVs/motorcycles and any other rolling stock ridden after dark must be equipped with functioning headlights, tail lights and brake lights. Certain vehicles manufactured without brake lights are exempt (some ATVs, Golf and Go carts).
3. All ATVs/motorcycles, go-carts, etc. are limited to a decibel level of 96 decibels at 20 inches to the side of the vehicle, plus/minus 1 ½ decibel.
3. Vehicles 36" or less at the highest point – ATVs, motorcycles and similar vehicles – must mount a flag on a pole riser to provide visibility to other vehicles.

B. RIDER INFORMATION

1. All Guests operating recreational vehicles on the Ranch must be accompanied by the Owner or Designated User at all times.
2. All Guests must have a signed Hold Harmless Agreement and signed ATV/Motorcycle Rule Signature form on file in the Security Office.
3. Children 11 and under must be accompanied by an adult at all times while on the ranch.
4. All riders under the age of 14 years must be accompanied by an adult or designated guardian 18 years or older when outside the developed area.
5. All riders must wear appropriate clothing conducive to the operation of an ATV or motorcycle. No bathing suits, sandals or other open toed shoes are to be worn while operating said unit. **No Exceptions.**
6. All persons under the age of 18 years are required to wear a helmet that is certified for use by a national lab for its type.
7. ATVs/Motorcycles may only be ridden in a manner for which they were designed. Each rider must be seated on an appropriate seat.
8. No one under the age of 18 is allowed to ride double.

C. OPERATING ATVs / MOTORCYCLES ON THE DEVELOPED AREAS OF R RANCH

1. All vehicles must obey the 10 MPH Speed Limit in all areas – except the designated ATV area.
2. Vehicles are restricted to the designated main roads while in the developed areas of the Ranch.
3. Riding around and between the cabins, RV spaces, and other structures is prohibited.

4. ATVs, motorcycles and other gas powered units are not allowed in the stable area during stable hours.
5. No riding on horse designated trails.
6. Vehicles MUST yield to horses in all developed ranch areas.
7. C Area has the same restrictions as the cabin area. Ball Rd. is a county road and the area beyond the cattle guard is private property.
8. The Beegum Gate road has the same restrictions as the rest of the ranch; vehicles must stay on established roads and no riding on horse designated trails.
9. ATVs are **NOT** allowed off established roads except in the designated ATV area.
10. No open toed shoes allowed when riding ATVs.

D. BOUNDARIES OF THE 900 Acre ATV AREA

1. North boundary: Highway 36.
2. East Boundary: The road going from the gate to the Shooting Range on Hwy 36 to the Pipeline Road.
3. South Boundary: The Pipeline Road, which is the road going out from cabins 46 and 47.
4. West Boundary: The first road crossing the Pipeline Road.

E. ACCESS TO ATV AREA:

Proceed through the gate beyond cabins 46 and 47 or through the gate on the south side of Hwy 36, approximately one mile east of the General Store.

F. OPERATING ATVs / MOTORCYCLES IN THE ATV AREA

Guest vehicles must be accompanied by an Owner in the ATV and outback areas at all times. Each Owner may take a maximum of 3 guest vehicles (no limit on the number of people) in the ATV area at one time, and the vehicles must safely seat all passengers riding in or on the vehicle. Ranch Management can approve an additional number of vehicles (ie. when a club comes to the Ranch).

G. VIOLATION OF ATV/MOTORCYCLE RULES

Owners are responsible for guests in violation of the ATV rules will be subject to penalty fines as follows:

1st Offense: A written warning will be issued.

2nd Offense: A \$25.00 penalty assessment will be levied against the Owner's share.

3rd Offense: A \$50.00 penalty assessment will be levied against the Owner's share, with use sanctions, until paid. Any 3rd violation will further require that the vehicle be shut down, escorted to the cabin or RV site, and the individual will not be allowed to ride again for the remainder of their stay on the Ranch.

4th Offense: A \$50 penalty assessment will be levied against the Owner's share, the Owner or Guest will be asked to leave the Ranch and the Owner may be subject to an action of the Board of Directors of up to 90 days suspension from the Ranch.

H. SPEED LIMIT on the Ranch is 10 MPH in all areas except the designated ATV area.

I. ATVs are NOT allowed off established roads except in the designated ATV area.

SECTION XI

STABLES AND HORSES

As R Wild Horse Ranch Owners, we own a string of horses for the use of all Owners. STABLE GUIDELINES have been established to help Wranglers maintain the safety and well-being of both horses and riders. Accordingly, we must follow their guidance in the care, handling, and riding of horses – they are our experts. Owners are responsible for knowing and understanding STABLE PROCEDURES, RULES, and ETIQUETTE prior to riding. These are posted at the Stable and are available on the Ranch website.

A. RIDING PROCEDURES

1. A HOLD HARMLESS AGREEMENT must be completed by every owner prior to riding. Guests must sign a release every time they visit the ranch. The Agreement may be obtained from the Stable, or WHOA Office in person, by email, Fax, or from the stable page of the Ranch website:
WWW.RWILDHORSERANCH.COM.

2. Trail Riding on Ranch Horses: In order to ride a ranch horse away from the stable area and/or arenas, one must have either a trail card or be in the company of an owner holding the appropriate level of trail card.

3. GUEST RIDING

- a. Guest Passes are required for all non-owners and must be presented to the Wrangler prior to riding. See Master Fee Schedule for fee.
- b. The Owner must always accompany guests at the stable and on rides.
- c. The Owner is responsible for guests following all Stable Rules and procedures.

B. STABLE RULES

1. No smoking allowed in the barn and hay storage areas.

2. Riders will adhere to posted stable and riding hours.
3. Decisions regarding horse assignments, riding areas, etc. are at the discretion of the Wrangler – Wrangler decisions are final. Riders are prohibited from switching horses after assignment.
4. All riders must wear proper clothing, such as long pants, shirts with sleeves, and closed-toed shoes. Riders will not be permitted to wear shorts, skirts, or sandals.
5. Associates under the age of 14 MUST be accompanied by an adult in the stables area and on trails.
6. **Loping, cantering or running of stable horses is strictly prohibited.** Ranch horses must be walked at all times. Riders returning an overheated horse will be required to walk the horse until completely cool and may face suspension of riding privileges for a period of time at the discretion of the Stable Supervisor.
7. Horses are not permitted in the campgrounds, RV area, cabin areas or other Ranch facility areas. They are permitted only in developed facility areas that will get to established riding trails.
8. No "ponying" (the leading of one horse by the rider of another) of ranch horses is allowed.
9. No alcohol allowed at the stables during stable hours.
10. No riding double during Stable hours.
11. Failure to comply with the above rules will result in the revocation of trail cards.

C. **TRAIL CARDS** are a way to determine rider abilities, help ensure rider safety and appropriate horse assignment.

1. Owner's ID Card shall be presented to the Wrangler before riding.
2. To take the test for your Trail Card, make an appointment at the Stables. Appointments will not be available during holiday weekends.
3. The Wrangler will document misuse of a horse. A trail card may be revoked.
4. **LEVEL I TRAIL CARD**
 - a. Associates over the age of 18 years may ride unescorted in the Stable and Arena areas.
 - b. Associates 6 to 17 years of age may only ride on trails escorted.
 - c. Are not allowed to take any additional rider with them who does not possess a Trail Card.
5. **LEVEL II TRAIL CARD**
 - a. Must be 18 years or older and may ride on trails unescorted.
 - b. Must be 18 years or older to take one non-Trail Card holder on trails.
6. **LEVEL III TRAIL CARD**
 - a. Must be 18 years or older and may ride on trails unescorted.
 - b. Must be 18 years or older to take two non-Trail Card holders on trails.

7. NON-TRAIL CARD HOLDERS
- a. May ride on trails only when escorted by a Level II or higher Trail Card Holder.
 - b. Must be 18 years of age or older to ride unescorted in the Stable and Arena area only.
 - c. Wranglers may require riders to demonstrate sufficient riding ability prior to riding escorted on trails.
8. Children under 18 may be eligible to earn a Jr. Trail Card by meeting Trail Card I requirements.

D. STABLE SERVICES

1. Riding lessons, Wrangler supervised trail rides, Overnight trail rides, Dinner rides, and Gymkhanas are scheduled periodically. Check your newsletter, Ranch website, or ask a wrangler for current schedules.

2. Owners desiring to have a Wrangler lead a trail ride must contact the Stables 48 hours prior to their arrival on the Ranch. This request will be fulfilled if the stables are adequately staffed. Wranglers will try to accommodate special requests. Please contact the Stables at 530-352-4499 or STABLES@RWILDHORSERANCH.NET

3. Special Events are posted at the stable, in the newsletter, on the Ranch Website (WWW.RWILDHORSERANCH.COM) or on our events tab on our Facebook page (https://www.facebook.com/pg/RWHRanch/events/?ref=page_internal)

E. STABLE GUIDELINES FOR PERSONAL HORSE OWNERS

Owners may board their personal horses at the Ranch, subject to fees and regulations set by the Board of Directors and Ranch Manager. The Stable Supervisor must be consulted and must approve your horse prior to bringing a personal horse on the Ranch. **All outside parties accepting money for services related to owner's horses must provide proof of liability insurance to the stable supervisor before work is performed.**

1. All Owners boarding horses at the Ranch must sign the Horse BOARDING AGREEMENT and HOLD HARMLESS AGREEMENT.
2. All Owners boarding horses at the Ranch must abide by all Stable PROCEDURES, RULES, and ETIQUETTES during normal Stable Hours.
3. All Owners boarding horses at the Ranch must obtain and agree to follow GENERAL BOARDING RULES prior to bringing a horse to the Ranch.
4. For the protection of String horses, all horses brought on the Ranch must have

current vaccination records in accordance with Ranch requirements and are subject to approval by the Stable Supervisor.

5. No stallions shall be brought on the Ranch at any time.
6. For the protection of all horses and people, the Ranch Manager may require any Horse to be removed from the ranch if it is deemed to be a hazard.

SECTION XII SWIMMING

- A. Pool hours and swimming policies are posted at the pools. These policies must be read and adhered to by all pool users.
- B. There are NO lifeguards on duty and all swimmers use the pools and hot tub(s) at their own risk and must exercise caution. **No diving, forwards or backwards is allowed at any time.**
- C. Children under 14 years of age are not permitted in the pool area without a parent or guardian present.
- D. Glass containers are **NOT** allowed in the pool areas, inside the fences.
- E. Associates and Guests under 16 years of age are **NOT** allowed in the spas/hot tubs.
- F. The Sauna rooms may be used only by Owners and their guests, those under 16 years of age must be accompanied by an adult. Inside Showers are to be used strictly by sauna users only.
- G. For the welfare of all swimmers and ranch resources, all swimmers are to use the outside showers before entering the pool or spa/hot tubs at the Recreation Center.
- H. Swim diapers are to be worn by babies, toddlers, and children as necessary. **If contaminated with solid human waste, both the pool and kiddie pool must be closed to all owners for 12 hours to completely disinfect and filter the water.**
- I. All pools at the Ranch are subject to the California Department of Public Health regulations.

SECTION XIII Pets Policy

(This policy is not intended for services animals)

The intent of this policy is to create a harmonious co-existence of all in our ranch community living situation by fostering an attitude of respect, cooperation and consideration among owners, guest, and staff. We welcome your well-behaved pets at R-Wild Horse Ranch.

Ranch management has deemed several cabins "pet friendly" cabins. If owners do not comply with keeping both the cabin and surrounding pet friendly area clean, management will revoke the use of all "pet friendly cabins."

Pets are allowed on R-Wild Horse Ranch under the following conditions and in the following areas:

- ~~A. All pets must wear identification tags that indicate the pet's name and telephone number.~~
- B. Pets need to be inoculated in accordance with state and local laws. All pets must receive proper veterinary care, and must be up-to-date on rabies and distemper vaccinations.
- C. Owners must immediately pick up and dispose of all waste deposited on the ranch grounds. A waste removal penalty of \$10 per occurrence will be assessed for failure to comply with pet rules on waste removal.
- D. All household pets must be restrained and under the control of a responsible individual at all times. Pets shall not be allowed in any of the following areas: (including but not necessarily limited to) the upper and lower recreational centers, motel, pool areas, horse barn and arena area.
- E. Owners and/or guests are responsible for ensuring that their pets do not disturb or annoy other owners or guest neighbors. Owners or guests whose pets are determined by management to be disturbing others must remedy the situation immediately.
- F. Owners and/or guests are responsible for all damages or injuries caused by their pets. Failure to follow the pet policy will result in fines and disciplinary action up to not allowing the pet on ranch property.

SECTION XIII SHOOTING RANGE

- A. No glass is allowed at the Shooting Range area.
- B. No alcoholic beverages are allowed at the Shooting Range area.
- C. Dispose of or remove debris after using the Shooting Range area. Recycling of brass is encouraged in order to provide funds to make improvements on the range.
- D. Failure to clean up will result in a \$50.00 fine per occurrence.
- E. Destruction of range property or facilities may result in a fine and replacement/repair costs to be assessed.
- F. Plan ahead- bring your own targets and if you see someone abusing the Shooting Range rules or facilities please report it to security as soon as possible. A description and vehicle license number will help us prevent damage to the range facilities that keep us from making improvements.
- G. Use of the range is on a first-come first-serve basis. **Note: Owner's use of the gun range takes priority over guest's use. Guest cannot use the shooting range without the owner present on site.**
- H. There is absolutely no target practice anywhere on Ranch except shooting range. **This is considered a serious violation and is subject max fine and immediate Board discipline.**

SECTION XV ARCHERY RANGE

The archery range is located out towards Beegum Creek on the "B" side. There is archery equipment that you can borrow and check out from the Rec Center. All owners and guests will be held financially responsible for loss or damages done to borrowed equipment. Please be mindful of other owners and clean up any garbage or targets you brought with you. **ABSOLUTELY NO GUNS ARE ALLOWED AT THE ARCHERY RANGE.**

SECTION XVI MISCELLANEOUS

- A. HUNTING: A current California Hunting License (example: Hunting Zone B) with appropriate tags is required to hunt on the Ranch. The Ranch has designated areas for hunting. Owners actively hunting at the time may bring one (1) guest to hunt with them. If both a husband and wife are hunting, each may bring one (1) guest with them to hunt. An Owner in violation of this policy will be asked to leave

the Ranch and face disciplinary action with the board.

- B. Hunters must follow all R-Wild Horse Ranch posted rules when hunting. Anyone hunting must use the fire break as a safety area and not hunt on the fire break.
- C. FISHING: The "Tom Sawyer" pond is open to all Owners and their guests with a 3 fish per day limit per person or a 5 fish per day limit per family. With the exception of the "Tom Sawyer" pond, a California Fishing License is required to fish on the Ranch.
- D. Anyone found violating any California Fish & Game regulation will lose their privileges to hunt or fish on Ranch property and will be reported to the California Department of Fish & Game.
- E. DU: If an owner designates his/her share to someone else, the owner accepts all liability of damages and fees that said DU incurs. In order to put a DU in place, owner and DU must come to WHOA in person or owner must notarize DU form, **no exceptions**. Please call WHOA for further instructions.
- F. If any activity poses a safety risk, it will be prohibited and subject to fines and or disciplinary action.

Progression of violations:

1st Offense: A written warning will be issued.

2nd Offense: A \$25.00 penalty assessment will be levied against the Owner's share.

3rd Offense: A \$50.00 penalty assessment will be levied against the Owner's share.

4th Offense: A \$50 penalty assessment will be levied against the Owner's share, the Owner or Guest will be asked to leave the Ranch and the Owner will be subject to an action of the Board of Directors of up to 90 days suspension from the Ranch.

- G. Propane tanks: Owners who want their propane tanks filled, please drop them off at the maintenance shop near the propane tank. Maintenance fills them in the morning, before lunch and before 4pm. After they are filled, security then picks them up and takes them to the locked propane cage at cabin 1. Please see security to pay and pick up your tanks.

- H. Owners cannot receive mail and or packages at the Ranch. Please call WHOA for alternative options.

****Please note – these rules are subject to change at any time****